

RECEIVED

JUN 18 2015

WA State Boundary Review
Board For King Co.

NOTICE OF INTENTION
NORTH HIGHLINE ANNEXATION AREA
ANNEXATION TO THE CITY OF SEATTLE

Contact: Kenny Pittman, Sr. Policy Advisor
Office of Intergovernmental Relations
City of Seattle
600 Fourth Avenue – 5th Floor
P.O. Box 94746, M/S CH-05-80
Seattle, WA 98124-4746
(206) 684-8364
Kenny.pittman@seattle.gov

I. BACKGROUND INFORMATION/MAPS

A. BASIC INFORMATION

1. A brief description of and reason for seeking the proposed action. Include a statement of the method used to initiate the proposed action (i.e., petition or election method), and the complete RCW designation.

The City of Seattle hereby submits this Notice of Intention (NOI) to annex the North Highline Annexation Area to the City of Seattle, as required by Chapter 36.93 of the Revised Code of Washington (RCW) and the Notice of Intention procedures promulgated by the Washington State Boundary Review Board for King County. The proposal consists of a Seattle Potential Annexation Area, as defined by the City of Seattle's Comprehensive Plan, originally adopted in 1994: the North Highline Annexation Area was designated a Potential Annexation Area (PAA) by the Seattle City Council in 2006.

The North Highline Annexation Area consists of approximately 2,045 acres and is bordered by the cities of Seattle, Burien and Tukwila along the southeast corner. The proposed annexation area includes the White Center, Roxhill, Top Hat, Beverly Park, Glendale neighborhoods and the northern portion of the Boulevard Park neighborhood.

The City of Seattle considers the North Highline Annexation Area proposal the second phase in a two-phase approach to annex the entire unincorporated North Highline Area that is located between the cities of Seattle and Burien. On August 8, 2014, the City of Seattle submitted a Notice of Intention to annex the Duwamish Annexation Area that is located in the northeastern corner of the North Highline Area. See Exhibit 4. That annexation proposal is scheduled to be reviewed by the Washington State Boundary Review Board for King County prior to review of this proposal.

The City of Seattle believes the North Highline Annexation Area proposal addresses the following goals: (1) furthers the transition to city governance of the remaining unincorporated areas in North Highline; (2) allows a local government to provide a higher

level of governmental services to residents and businesses in the area; and (3) allows King County to focus its resources as the service provider on a rural and regional basis.

The City is using the election method, initiated by resolution under RCW 35.13.015, for the proposed annexation of the North Highline Annexation Area.

The background/history of events leading to the submittal of this Notice of Intention to the Washington State Boundary Review Board for King County is as follows:

- Since the 1990s, the City of Seattle has explored the potential annexation of the entire North Highline unincorporated area. This has included conducting feasibility studies that looked into the financial and service delivery impacts associated with providing urban-level services to the area.*
- In 2006, the Seattle and Burien City Councils each amended their Comprehensive Plans to designate the entire North Highline unincorporated area within their respective Potential Annexation Area (PAA).*
- In 2008, the cities of Seattle and Burien were engaged in formal mediation, through King County's Inter-local Conflict Resolution Group (ILCRG), to determine the potential annexation boundaries of all or portions of the North Highline Area (Area X, Area Y and Duwamish Annexation Area). The mediation process led to an agreement giving the City of Burien first opportunity to annex the southern portion of the North Highline unincorporated area (Area X) and the City of Seattle the opportunity to annex the northern portion of the North Highline unincorporated area (North Highline Annexation Area – this proposal). It was further stated that if the City of Seattle decided not to move forward with its annexation by January 2012, that the City of Burien could move forward with an annexation proposal for the remainder of the North Highline Annexation Area (Area Y).*
- In 2009, the City of Burien was successful in its annexation of Area X.*
- In late 2011, the City of Seattle notified the City of Burien that it was not planning to move forward with an annexation of the remaining portion of the North Highline Annexation Area and the City of Burien was free to pursue annexation of the area.*
- In 2012, the City of Burien's proposal to annex the remaining portion of the North Highline Area (Area Y) was turned down by the area voters.*
- On August 8, 2014, the City of Seattle submitted a Notice of Intention to annexation the Duwamish Annexation Area as the first phase in a planned two-phase approach to eventually annex the entire unincorporated North Highline Area. The Notice of Intention is currently before the Washington State Boundary Review Board for King County.*

JUN 18 2015

WA State Boundary Review
Board for King Co.

- On December 8, 2014, Resolution 31559 was introduced calling for the annexation, by election method, of the North Highline Annexation Area (this proposal). Resolution 31559 was adopted by the Full Seattle City Council on December 15, 2014 and authorized the submittal of a Notice of Intention to the Washington State Boundary Review Board for King County.

2. A signed and certified copy of the action accepting the proposal as officially passed.

*On December 15, 2014, the Seattle City Council adopted Resolution 31559 calling for the annexation, by election, of contiguous unincorporated land in King County territory referenced as the North Highline Annexation Area. A signed and certified copy of Resolution No. 31559 is included as **Exhibit 1**.*

3. Certification of any petitions for municipal annexation, as required by state law (RCW 35A.01.040 (4)).

Not applicable. The annexation is proposed using election method initiated by resolution under RCW 35.13.015.

4. A copy of the State Environmental Policy Act (SEPA) Determination and current SEPA checklist with adequate explanations to answers, including Section D, Government Non-project Actions, when applicable, or Environmental Impact Statement (EIS) if prepared.

Not applicable. City annexations are exempt from SEPA review under RCW 43.21C.222.

5. The legal description of the boundaries of the area involved in the proposed action. This must be legible, on a separate page from any other document, and in a form capable of reproduction by standard photocopiers.

*The legal description for the North Highline Annexation Area is included as **Exhibit 2**.*

B. Maps

1. Two copies or sets of King County Assessor's maps (only two rather than six copies in case of assessor's maps) on which the boundary of the area involved in the proposal must be clearly indicated.

*Two sets of the following King County Assessor's maps, which are oversized, are included with this Notice of Intention. See **Exhibit 3**. The Assessor maps show the boundary of the North Highline Annexation Area:*

SW-32-24-04; SE-32-24-04; NW-01-23-03; NE-01-23-03; NW-06-23-04; NE-06-23-04; NW-05-23-04; NE-05-23-04; NW-04-23-04; SW-01-23-03; SE-01-23-03; SW-06-23-04; SE-06-23-04; SW-05-23-04; SE-05-23-04; SW-04-23-04; NW-07-23-04; NE-07-23-04; and NW-08-23-04

***Exhibit 3b** is the index of Assessors maps covering the North Highline Annexation Area.*

2. Vicinity map(s) no larger than 8 1/2 x 11 inches displaying:

a. The boundary of the area involved in the proposal.

Boundary maps showing the vicinity of the North Highline Annexation Area are attached as Exhibits 4 and 5.

b. The entity corporate limits in relationship to the proposal.

A map showing the current corporate limits of the City of Seattle in relationship to the North Highline Annexation Area is attached as Exhibit 6.

i. Major physical features such as bodies of water, major streets and highways.

See Exhibit 4.

ii. The boundaries of all cities or special purpose districts (to include, if applicable, any water, sewer, fire, school, hospital or library district) having jurisdiction in or near the proposal. Include all utility districts whose comprehensive plans include all or any part of the proposal, even if only in a planning area.

- *Jurisdictional Boundaries map is attached as Exhibit 6.*
- *North Highline Fire District map is attached as Exhibit 7.*
- *Water District 20 and Water District 45 map is attached as Exhibit 8.*
- *Valley View and Southwest Suburban Sewer Districts map is attached as Exhibit 9.*
- *King County Library System map is attached as Exhibit 10.*
- *King County Park and Recreation Facilities map is attached as Exhibit 11.*
- *School Districts Boundary and Facilities map is attached as Exhibit 12.*

The proposed North Highline Annexation Area is not within the boundary of any Public Hospital District.

c. Surrounding streets must be clearly identified and labeled.

See Exhibit 4.

d. County and municipal urban growth area boundaries established or proposed under the Growth Management Act (GMA).

The entire proposed North Highline Annexation Area is located entirely within the boundaries of King County's Urban Growth Area (UGA). See Exhibit 13.

e. If a boundary service agreement has been formalized between two or more jurisdictions, that service line should be shown with the appropriate entity noted in each service area.

RECEIVED

JUN 18 2015

WA State Boundary Review
Board For King Co.

Not applicable to this proposal.

- f. Tax lot(s) that will be divided by the proposed boundaries should be shown on an attached detailed map.

No tax lot(s) are divided by the proposed boundaries of the North Highline Annexation Area.

3. A map of the current corporate limits of the filing entity upon which the proposal has been delineated.

See Exhibit 6.

II. EVALUATION CRITERIA

Entities should respond to the following elements regarding this proposal with sufficient information to permit appropriate responses to the Board from staff of either the King County Council or King County Executive. These elements relate to the factors the Board must consider as outlined in RCW 36.93.170.

A. Overview

1. Population of proposal; what percentage is that to existing entity?

The estimated population of the proposed North Highline Annexation Area is approximately 17,392. The proposed annexation would increase Seattle's estimated 2014 population from 640,500 to 657,892 – an increase of about 2.7 percent ($17,392 / 640,500 = 2.715\%$).

2. Size of the Territory (number of acres)

The North Highline Annexation Area contains approximately 2,045 acres.

3. Population density

The North Highline Annexation Area's population density is approximately 8.5 persons per acre ($17,392 / 2,045 = 8.504$).

4. Assessed valuation

Based upon 2014 data provided by the Washington State Department of Revenue, the estimated assessed value of the proposed North Highline Annexation Area is \$1,143,570,056.

B. Land Use

1. Existing Land Use

The North Highline Annexation Area, which includes the White Center and Glendale neighborhoods, is an urbanized area that is mostly single family residential development. Other land uses include multifamily residential (e.g. the Greenbridge Housing Development, a large mixed-use development being developed by the King County Housing Authority), offices, industrial and a large neighborhood commercial center (White Center business core along 16th Avenue). See Exhibit 14. There are also several parks and schools in the area. See Exhibits 11 and 12.

Land uses in the area surrounding the North Highline Annexation Area include:

- a) **NORTH:** *City of Seattle – Residential areas;
City of Seattle – Neighborhood Commercial areas;
City of Seattle – Industrial areas;*
- b) **SOUTH:** *City of Burien;*
- c) **EAST:** *City of Seattle – Industrial areas;*
- d) **WEST:** *City of Seattle – Residential areas.*

2. Proposed: Immediate or long-range

As part of the North Highline Annexation Area proposal and in accordance in RCW 35.13.177 and RCW 35.13.178, the City of Seattle will undertake the process to develop a comprehensive neighborhood planning effort to create a separate Residential Urban Village Plan for the White Center neighborhood. The City of Seattle will start with existing planning documents that have been developed with extensive community input. The City of Seattle's process will include an analysis of the existing land uses and determining comparable land use classification under Seattle zoning classifications. At this time, it is anticipated that current King County zoning classifications are compatible with Seattle's zoning classifications. Following is the city zoning that is most comparable to the existing King County zoning for the proposed North Highline Annexation Area:

Unincorporated King County Zoning Districts	City of Seattle Comparable Zoning Districts
<i>R4 - Residential, 4 units per acre</i>	<i>SF 9600: Single Family @ 4.5 units per acre</i>
<i>R6 – Residential, 6 units per acre</i>	<i>SF7200: Single Family @ 6 units per acre</i>
<i>R8 – Residential, 8 units per acre</i>	<i>SF5000: Single Family @ 8.6 units per acre</i>
<i>R12 – Residential, 12 units per acre</i>	<i>No Multifamily zone with this low of density</i>
<i>R18 – Residential, 18 units per acre</i>	<i>LR1: Multifamily @ 26 units per acre</i>
<i>R24 – Residential, 24 units per acre</i>	<i>LR2: Multifamily @ 39 units per acre</i>
<i>R48 – Residential, 48 units per acre</i>	<i>LR3: Multifamily @ 45 units per acre</i>

JUN 18 2015

WA State Boundary Review
Board For King Co.

NB – Neighborhood Business w/ 8 residential units per acre	NC3: with residential density of 90 units per acre (Seattle does not have a mixed use zone with densities as low as King County's NB zone).
CB – Community Business (White Center Business District)	NC65: with residential density of about 150 units per acre.
O – Office	SM65: with residential density of about 150 units per acre.
I – Industrial	General Industrial 2

C. State Growth Management Act

1. Is the proposed action in conformance with the Growth Management Act (GMA)? What specific policies apply to this proposal?

Yes, the proposed annexation of the North Highline Annexation Area is in compliance with GMA. Specifically, it is consistent with the following GMA planning goals:

- *RCW 36.70A.020 (1), encouraging development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner;*
- *RCW 36.70A.020 (11), encouraging citizen participation and coordination in the planning process and ensuring coordination between communities and jurisdictions to reconcile conflicts; and*
- *RCW 36.70A.020 (12) calling for public facilities and services to be consistent with provisions of GMA (e.g. RCW 36.70A.210 (3) (b) policies that promote contiguous and orderly development and provision of urban services to such development).*

The proposed North Highline Annexation Area is an unincorporated urban area with existing urban-level public facilities and services. The City of Seattle will address any localized deficiencies in an efficient manner building upon the area's existing infrastructure and services, where applicable. King County currently provides several services to residents/businesses in the proposed annexation area that includes law & code enforcement, building & planning, transportation, and parks & recreation. Other local services are provided by special purpose districts that include fire, library, water and sewer. Upon annexation, services provided by King County and several special purpose districts will be provided by the City of Seattle.

Throughout the annexation process, Seattle will re-engage in a citizen participation process with residents in the North Highline Annexation Area to discuss the impacts of a potential annexation of the area. This includes attending community meetings and providing information on services that would be available. After an annexation, the residents will be asked to participate in the process to create the White Center Residential Urban Village Plan as part of the Seattle Comprehensive Plan update process.

As stated in the brief description of the reason we are seeking this proposal, since 2008, the City of Seattle has been engaged in formal mediation with King County, the City of Burien, the North Highline Fire District (KCFD #11) and the Burien-Normandy Park Fire Department KCFD #2) to resolve issues involving overlapping PAAs and development of a comprehensive strategy to address the need to annex the remaining portion of the North Highline Unincorporated Area (sometimes called "Area Y"). The City of Seattle's proposal to annex the last remaining unincorporated area between the cities of Seattle and Burien would result in a more efficient delivery of services and all King County to focus on the delivery of services on a regional and rural basis.

2. King County Comprehensive Plan/Ordinances

a) How does county planning under the state's Growth Management Act (GMA) relate to this proposal?

*The North Highline Annexation Area is within the King County Urban Growth Area (UGA). See **Exhibit 13**. The King County Comprehensive Plan calls for all property within the UGA to be within incorporated areas. Seattle's proposed North Highline Annexation implements the County's planning goals under the GMA by moving land from unincorporated King County into the City of Seattle. The proposed annexation would also provide some financial relief for King County when services are transferred from the County to the City of Seattle.*

b) What King County Comprehensive Plan policies specifically support this proposal?

Policies referenced in this section are from the King County Comprehensive Plan 2012 (updated November 4, 2013).

Chapter 1 – Regional Planning

Section II: Planning Framework

RP-204: King County shall implement the Countywide Planning Policies through its comprehensive plan and through Potential Annexation Area, pre-annexation and other interlocal agreements with the cities.

The proposed annexation implements King County's Countywide Planning Policies by annexing urbanized unincorporated Potential Annexation Areas (PAAs) into urban jurisdictions like the City of Seattle.

Chapter 2 – Urban Communities

Section 1: The Urban Growth Area

U-102: The Urban Growth Area Designations shown on the official Land Use Map include enough land to provide the capacity to accommodate growth expected over the period 2006-2031. These lands should include only those lands that meet the following criteria:

RECEIVED

JUN 18 2015

WA State Boundary Review
Board For King Co.

- a. Are characterized by urban development that can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools and other governmental services within the next 20 years;
- b. Do not extend beyond natural boundaries, such as watersheds, which impede provisions of urban services;
- c. Respect topographical features that form a natural edge, such as rivers and ridge lines;
- d. Are sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts, unless such areas are designated as an urban separator by Interlocal agreement between jurisdictions;
- e. Are included within the Bear Creek Urban Planned Development site (provision not applicable); and
- f. Are not rural land or unincorporated agricultural or forestry lands designated through the Countywide Planning Policies process.

The North Highline Annexation Area is urban in nature and compatible with adjacent land uses within the City of Seattle. The proposed annexation is a natural expansion of the residential, commercial and Industrial land uses north of the city limits along SW Roxbury Street (west of SR-509) and north of the city limits (east of SR-509) that is adjacent to the South Park Residential Urban Village.

1. Growth in Urban Centers and the Promotion of Public Health for All

- U-106:** Most population and employment growth should locate in the contiguous Urban Growth Area in western King County, especially in cities and their Potential Annexation Areas.

The proposed annexation consists of Seattle's largest adopted Potential Annexation Area (PAA), which is located within King County UGA. All existing and future growth in the area will be regulated and serviced by the City of Seattle.

Section II: Potential Annexation Areas

- U-201:** In order to meet the Growth Management Act and the regionally adopted Countywide Planning Policies goal of becoming a regional service provider for all county residents and a local service provider in the Rural Area, King County shall encourage annexation of the remaining urban unincorporated area. The county may also act as a contract service provider where mutually beneficial.

The proposed annexation supports this policy by removing an urbanized area from unincorporated King County into the City of Seattle. The City of Seattle will then become the local service provider (e.g. police, fire, library, water, sewer and solid waste, etc.) to residents in the annexed area.

- U-202:** To help create an environment that is supportive of annexations, King County shall work with cities and with Unincorporated Area Councils, neighborhood groups, local business organizations, public service providers and other stakeholders on annexation-related activities. King County will also seek changes at the state level that would facilitate annexation of urban unincorporated areas.

The proposed annexation supports/implements King County's Countywide Planning Policies by following King County's directive of annexing Potential Annexation Areas (PAAs) into incorporated jurisdictions such as the City of Seattle.

- U-203:** The Potential Annexation Area Map adopted by the Growth Management Planning Council illustrates city-designated potential annexation areas (PAAs), contested areas (where more than one city claims a PAA), and those few areas that are unclaimed by any city. For contested areas, the county should attempt to help resolve the matter, or to enter into an interlocal agreement with each city for the purpose of bringing the question of annexation before the voters. For unclaimed areas, King County should work with adjacent cities and service providers to develop a mutually agreeable strategy and time frame for annexation.

The proposed North Highline Annexation Area is identified on King County's Potential Annexation Area Map as a "contested area," overlapping the potential annexation areas of the cities of Seattle and Burien. See Exhibit 5. The City of Seattle has engaged King County, the City of Burien and the North Highline Fire District (KCFD #11) in mediated sessions to come up with a solution to the overlapping PAA for the North Highline Annexation. In 2012, voters in the proposed North Highline Annexation Area voters rejected a ballot measure on proposed annexation to the City of Burien. The City of Burien has now indicated that it is no longer pursuing a potential annexation of the North Highline Annexation Area. The City of Seattle's proposal would resolve this matter by calling for the annexation, by election, of the North Highline Annexation Area by the area's registered voters.

- U-205:** King County shall not support annexation proposals that would:

a) Result in illogical service areas;

RECEIVED

JUN 18 2015

WA State Boundary Review
Proceedings for King Co.

- b) Create unincorporated islands, unless the annexation is preceded by an interlocal agreement in which the city agrees to pursue annexation of the remaining island area in a timely manner;
- c) Focus solely on areas that would provide a distinct economic gain for the annexing city at the exclusion of other proximate areas that should logically be included;
- d) Move designated Agricultural and/or Forest Production Districts lands into the Urban Growth Area; or
- e) Apply zoning to maintain or create permanent, low-density residential areas, unless such areas are part of an urban separator or are economically constrained, rendering higher densities inappropriate.

The proposed annexation supports King County's Comprehensive Plan Policy U-205 in the following manner:

- a) As the service provider in the surrounding area or wholesaler of services to service providers in the proposed annexation area, the proposed annexation will reduce the mix of service providers and the City of Seattle will be the service provider in the proposed annexed area.*
- b) Seattle's proposal will result in the removal of a large unincorporated urbanized area between the cities of Seattle and Burien. No new unincorporated islands will be created as a result of this proposed annexation.*
- c) All or portions of the proposed annexation area are within a Seattle designated PAA and are a natural extension of the areas north of the city's southern city limits (SW Roxbury Street – west of SR-509 and S 94th Street – east of SR-509).*
- d) Not applicable.*
- e) The City of Seattle will conduct an analysis of all existing zoning within the proposed North Highline Annexation Area. Adjustments to the zoning classifications will be made to match the density to surrounding residential, commercial, and industrial areas. There are currently no low-density residential areas in the proposed annexation area and none will be created.*

U-206: King County shall favor annexation over incorporation as the preferred method of governance transition. King County will not support

Incorporations when the proposed incorporation area is financially infeasible.

The proposed annexation furthers King County's preference for the transition of governance by annexation to an adjacent jurisdiction instead of incorporation of a new jurisdiction.

U-207: King County shall work with cities to develop pre-annexation agreements to address the transition of services from the county to the annexing cities. The development of such agreements should include a public outreach process to include but not be limited to residents and property owners in the PAAs, as well as residents and property owners in the surrounding areas. Pre-annexation agreements may address a range of considerations, including but not limited to:

- a) Establishing a financial partnership between the county, city and other service providers to address needed infrastructure;
- b) Providing reciprocal notification of development proposals in PAAs, and opportunities to identify and/or provide mitigation associated with such development;
- c) Supporting the city's desire, to the extent possible, to be the designated sewer or water service provider within the PAA, where this can be done without harm to the integrity of existing systems and without significantly increasing rates;
- d) Assessing the feasibility and/or desirability of reverse contracting in order for the city to provide local services on the county's behalf prior to annexation, as well as the feasibility and/or desirability of the county continuing to provide some local services on a contract basis after annexation;
- e) Exploring the feasibility of modifying development, concurrency and infrastructure design standards prior to annexation, when a specific and aggressive annexation timeline is being pursued;
- f) Assessing which county-owned properties and facilities should be transferred to city control, and the conditions under which such transfers should take place;
- g) Transiting county employees to city employment where appropriate;
- h) Ensuring that land use plans for the annexation area are consistent with the Countywide Planning Policies with respect to planning for urban densities and efficient land use patterns; provision of urban services,

RECEIVED

JUN 18 2015

affordable housing, and transportation; the protection of critical areas, and the long-term protection of urban separators;

Wash. State Boundary Review Board For King Co.

- i) Continuing equivalent protection of cultural resources, and county landmarks and historic resources listed on the King County Historic Resource Inventory;
- j) Maintaining existing equestrian facilities and establishing equestrian linkages; and
- k) Establishing a timeline for service transitions and for the annexation.

At this time, the City of Seattle and King County do not have a pre-annexation agreement in place for the North Highline Annexation Area. Both parties are committed to the development and approval of a pre-annexation agreement covering the proposed annexation area prior to the effective date of the proposed annexation.

Chapter 8 – Services, Facilities and Utilities

F-101: King County, the cities, special purpose districts and/or local service providers shall plan as partners. King County's planning will focus on unclaimed urban unincorporated areas and cities' Potential Annexation Areas.

The proposed North Highline Annexation Area is recognized by King County as a contested Potential Annexation Area (PAA) between the cities of Seattle and Burien since 2008. The City of Seattle and King County have not entered into an interlocal or pre-annexation agreement at this time. Seattle will provide all primary services (e.g. water, sewer, police, fire, library, etc.) after the effective date of the proposed annexation. The City of Seattle has already reached an agreement with the King County Library System regarding library facilities after the effective date of an annexation. See Exhibit 15.

c) What King County Countywide Planning Policies specifically support this proposal?

King County and its cities have adopted the 2012 Countywide Planning Policies, as amended December 3, 2012, in accordance with RCW 36.70A.210. Several of these policies provide direction supporting this proposal:

Chapter – Development Patterns (DP)

Urban Growth Area – Urban Lands

DP-3: Efficiently develop and use residential, commercial, and manufacturing land in the Urban Growth Area to create healthy and vibrant urban communities with a full range of urban services, and to protect the long-term viability of the

Rural Area and Resource Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as:

- Directing concentrations of housing and employment growth to designated centers;
- Encouraging compact development with a mix of compatible residential, commercial, and community activities;
- Maximizing the use of the existing capacity for housing and employment; and
- Coordinating plans for land use, transportation, capital facilities and services.

DP-4: Concentrate housing and employment growth within the designated Urban Growth Area. Focus housing growth within countywide designated Urban Center and locally designated local centers. Focus employment growth within countywide designated Urban and Manufacturing Centers and within locally designated local centers.

The proposed North Highline Annexation Area is a perfect complement to the existing land uses along the City of Seattle's southern city limits. There are comparable land uses (residential, commercial, and industrial) and similar demographics. The Seattle Comprehensive Plan's 20-year growth and employment targets can be easily accommodated within the proposed annexation area.

Urban Growth Area – Growth Targets

DP-13: All jurisdictions shall plan to accommodate housing and employment targets. This includes:

- Adopting comprehensive plans and zoning regulations that provide capacity for residential, commercial, and industrial uses sufficient to meet 20-year growth needs and is consistent with the desired growth pattern described in VISION 2040;
- Coordinating water, sewer, transportation and other infrastructure plans and investments among agencies, including special purpose districts; and
- Transferring and accommodating unincorporated area housing and employment targets as annexations occur.

The City of Seattle has adopted 20-year growth and employment targets for the adjacent to and outside of Urban Centers and Villages. As part of the city's

RECEIVED

JUN 18 2015

comprehensive plan update process, the proposed annexation area will be included in future growth/employment targets.

WA State Boundary Review
Board For King Co.

Urban Growth Area – Joint Planning and Annexation

- DP-23:** Facilitating the annexation of unincorporated areas within the Urban Growth Area that are already urbanized and are within a city's Potential Annexation Area in order to provide urban services to those areas. Annexation is preferred over incorporation.

The proposed annexation area is designated as a City of Seattle Potential Annexation Area and is located within the Urban Growth Area.

- DP-24:** Allow cities to annex territory only within their designated Potential Annexation Area as shown in the Potential Annexation Area Map in Appendix 2. Phase annexations to coincide with the ability of cities to coordinate the provision of a full range of urban services to areas to be annexed.

The proposed annexation area is a designated as a City of Seattle Potential Annexation Area. Upon annexation, Seattle will be the sole provider of urban level services to residents and businesses within the proposed annexation area.

- DP-25:** Within the North Highline unincorporated area, where Potential Annexation Areas overlapped prior to January 1, 2009, strive to establish alternative non-overlapping Potential Annexation Area boundaries through a process of negotiation. Absent a negotiated resolution, a city may file a Notice of Intent to Annex with the Boundary Review Board for King County for territory within its designated portion of a Potential Annexation Area overlap as shown in the Potential Annexation Areas Map in Appendix 2 and detailed in the city's comprehensive plan after the following steps have been taken:

- a) The city proposing annexation has, at least 30 days prior to filing a Notice of Intent to annex with the Boundary Review Board, contacted in writing the cities with the PAA overlap and the county to provide notification of the city's intent to annex and to request a meeting or formal mediation to discuss boundary alternatives, and;
- b) The cities with the Potential Annexation Area overlap and the county have either:
 - ii) Agreed to meet but failed to develop a negotiated settlement to the overlap within 60 days of receipt of the notice, or
 - iii) Declined to meet or failed to respond in writing within 30 days of receipt of the notice.

The cities of Seattle and Burien have an overlapping Potential Annexation Area (PAA) covering the North Highline Annexation Area. See Exhibit 5.

In December 2008, the City of Seattle, City of Burien, King County, the North Highline Fire District (KCFD #11) and the Burien-Normandy Park Fire Department (KCFD #2) completed mediation to resolve the overlapping PAA as called for in Policy DP-25. The Settlement Agreement/Memorandum of Understanding is included as Exhibit 17. The City of Seattle believes that the proposed annexation complies with the provisions of the 2008 Memorandum of Understanding (MOU).

DP-27: Evaluate proposals to annex or incorporate unincorporated land based on the following criteria:

- a) Conformance with Countywide Planning Policies including the Urban Growth Area boundary;
- b) The ability of the annexing or incorporating jurisdiction to provide urban services at standards equal to or better than the current service providers; and
- c) Annexation or incorporation in a manner that will avoid creating unincorporated islands of development.

The proposed annexation supports this policy in that:

- a) *The proposed annexation area is located within King County's adopted Urban Growth Area;*
- b) *The City of Seattle will provide an increased level of urban services, in particular police, fire, transportation, library and human services, to area residents and businesses; and*
- c) *The proposed annexation does not create an unincorporated island of development.*

DP-28: Resolve the issue of unincorporated road islands within or between cities. Roadways and shared streets within or between cities, but still under King County jurisdiction, should be annexed by adjacent cities.

The proposed annexation eliminates the shared street (SW Roxbury Street) between the City of Seattle and King County.

Chapter – Public Facilities and Services (PF)

PF-2: Coordinate among jurisdictions and service providers to provide reliable and cost-effective services to the public.

PF-3: Cities are the appropriate providers of services to the Urban Growth Area, either directly or by contract. Extend urban services through the use of

JUN 18 2015

WA State Boundary Review
Whose or King Co.

special districts only where there are agreements with the city in whose Potential Annexation Area the extension is proposed. Within the Urban Growth Area, as time and conditions warrant, cities will assume local urban services provided by special service districts.

Upon annexation, Seattle will become the provider of local urban services to residents and businesses within the proposed annexation area, in compliance with Policies PF-2 and PF-3.

PF-11: Require all development in the Urban Growth Area to be served by a public sewer system except:

- a) Single-family residences on existing individual lots that have no feasible access to sewers may utilize individual septic systems on an interim basis; or
- b) Development served by alternative technology other than septic systems that:
 - Provide equivalent performance to sewers;
 - Provide the capacity to achieve planned densities; and
 - Will not create a barrier to the extension of sewer service within the Urban Growth Area.

The City of Seattle will work with property owners in areas that are not connected to a sewer system, identified in Exhibit 9a, to develop and connect to the city's sewer system when feasible. Seattle's policy is to allow individual septic systems as long as they are functioning.

PF-17: Provide human and community services to meet the needs of current and future residents in King County communities through coordinated planning, funding and delivery of services by the county, cities, and other agencies.

Seattle has been an active partner in the planning, funding and delivery of human and community services to its residents. Upon annexation, all residents within the proposed North Highline Annexation Area will be eligible for the full range of enhanced human and community services that are currently available to all Seattle residents.

d) What is the adopted plan classification/zoning? (Please include number of lots permitted under this classification.)

According to the King County 2012 Comprehensive Plan (updated 2013), zoning classifications in the North Highline Annexation Area are designated as residential, commercial and industrial. See Exhibit 14. Upon annexation, the Seattle will change the existing land use and zoning classifications to match the closest City of Seattle designations. See Section III.B.2.

Due to the large size of the North Highline Annexation Area, it is not possible to accurately determine the number of lots and acreage associated with each zoning classification at this time. It is the intent of the City of Seattle to undertake that process as part of the development of potential Residential Urban Villages where appropriate.

- e) Will city regulation(s) supplant King County regulations for the protection of sensitive areas, preservation of agricultural or other resource lands, preservation of landmarks or landmark districts, or surface water control? If so, describe the city regulations and how they compare to the County regulations.

Yes. Upon annexation the following City of Seattle regulations will supplant King County regulations in the proposed annexation area:

The City of Seattle's Critical Areas regulations provide protection of environmentally sensitive areas including wetlands, lakes, streams, and steep slopes. The regulations and standards are intended to protect natural habitat areas; to protect the public and facilities from natural hazards due to flooding, landslides, erosion; and to prevent cumulative environmental impacts to natural resources. The Critical Areas Regulations also provide flexibility to address site-specific issues and to balance environmental regulations with the use of private property. At this time we are not aware of any problems and conflicts between Seattle's and King County's Critical Area regulations- the state's requirement that all applicable jurisdictions update their Critical Area regulation in 2015, will provide an opportunity to address and resolve any issues. In addition, the City of Seattle's regulations for Landmark preservation would apply to the proposed annexation area.

The City of Seattle Stormwater Code provides rules, regulations, and requirements for source control, construction of stormwater facilities, flow control & treatment, and enforcement of stormwater regulations. In addition, rules have been developed establishing requirements for green stormwater infrastructure and groundwater/dewatering.

D. Jurisdictional Comprehensive Plan/Franchise (Applies to Cities and to Special Purpose Districts)

1. How does the jurisdiction's planning under the Growth Management Act (GMA) relate to this proposal?

The City of Seattle's Comprehensive Plan, adopted July 25, 1994, and as amended, identifies the North Highline Annexation Area as one of Seattle's Potential Annexation Area (PAA). This designation was approved in 2006.

2. Has the jurisdiction adopted a Potential Annexation Area (PAA) under the Growth Management Act? Have you negotiated PAA agreements with neighboring cities?

Yes. In 2006, the cities of Seattle and Burien adopted a PAA that overlapped with each other in the North Highline Annexation Area. Discussions between King County, and the cities of Seattle and Burien were started in 2008. An agreement was reached between

RECEIVED

JUN 18 2015

WA State Boundary Review
Pierce County

the cities of Seattle and Burien that led to Burien's successful annexation of the southern portion of the North Highline Unincorporated Area (Area X) in 2009. In April 2011, the City of Seattle initiated the County-required formal mediation process (under Countywide Planning Policies DP-25) with King County, and the City of Burien. See **Exhibit 17**. Under that process, the City of Seattle determined that the City of Burien could pursue the annexation of the existing North Highline Annexation Area. The City of Burien's efforts at an election method annexation was defeated by the voters in 2012. Since that time the City of Burien indicated it had no further interest in pursuing an annexation of the remaining portions of the North Highline Annexation Area.

3. When was your comprehensive plan approved? Does this plan meet requirements set by the State of Washington? Does this plan meet requirements set by King County?

The City of Seattle's Comprehensive Plan was adopted on July 25, 1994. There was a major update to the Comprehensive Plan in 2004 and annual amendments every year since 1994. The Seattle City Council is scheduled to review annual amendments in 2014 and is working on a major update to the Comprehensive Plan, as required by the state Growth Management Act, for adoption in late 2015. Seattle's Comprehensive Plan meets the requirements set by the State of Washington and King County.

4. Is this proposal consistent with and specifically permitted in the jurisdiction's adopted comprehensive plan, or will a plan amendment be required? If so, when will that amendment be completed?

The City of Seattle's Comprehensive Plan identifies the North Highline Annexation Area as a PAA. No amendment will be required.

5. Is a franchise required to provide service to this area? If so, is the area included within your current franchise?

Yes, a franchise is required to provide services in the proposed annexation area. The proposed annexation area is not within Seattle's current franchise agreement area and negotiations will be required for the continued provision of the following services: solid waste (Waste Management); natural gas (Puget Sound Energy); and cable television / internet (Comcast).

In addition, the City of Seattle will need to enter into negotiations for short-term franchise or contract agreements for the following services: sewer (Valley View Sewer District and Southwest Suburban Sewer District); water (Water District 20 and Water District 45). It is the city's intent to lessen the financial impact of future assumption of services on these service providers.

The City of Seattle will enter into negotiations with franchisees, under the provisions of RCW 35.13.280, and will work to ensure that new franchise/permit agreements are in place on or very soon after the effective date of the proposed annexation to minimize any disruptions. The City will also work to ensure that services to the annexed area are similar to those services provided in Seattle.

6. Has this area been the subject of an Interlocal Agreement? If so, please enclose a signed copy of the agreement.

Not applicable.

7. Has this area been the subject of a pre-Annexation Zoning Agreement? If so, please enclose a signed copy of the agreement.

No. The Seattle City Council has not approved any pre-annexation zoning agreements for this annexation.

8. What is the proposed land use designation in your adopted Comprehensive Plan? When were your proposed zoning regulations adopted?

Although the area is within the City of Seattle's Potential Annexation Area (PAA), the Seattle Comprehensive Plan does not apply land use designations to PAAs. If the annexation is approved, the Seattle City Council will adopt changes to the Future Land Use Map in the Comprehensive Plan to include the annexed area within the City's boundaries. The Future Land Use Map will indicate the generalized land use categories that would apply in the annexed area. The change to Future Land Use Map would occur the next time the City amends the Comprehensive Plan after the annexation of the North Highline Annexation Area.

Zoning changes within the annexed area could occur any time after changes to the Future Land Use Map are approved and would have to be consistent with the Future Land Use map. It should be noted that changes to zoning and development regulations are not bound by the once-a-year limitation that applies to amendments to the Seattle Comprehensive Plan.

E. Revenues/Expenditures Planning Data

An updated fiscal analysis of the North Highline Annexation Area was prepared by the City of Seattle's Central Budget Office.

The report was transmitted to the Seattle City Council on April 5, 2012. The results showed that the City would face a first year annual operating cost of \$18.3 million to provide a Seattle level of municipal services in the North Highline Annexation Area (low estimate). The report also identified a number of substantial one-time capital and environmental remediation costs for which there are no supporting revenues, in particular costs to Seattle's Public Utilities, Police, and Fire Departments. These costs were estimated to be in excess of \$13.7 million (low estimate).

The assumptions are based on estimates provided by City departmental staff with necessary revisions by the City's Central Budget Office. The revenue and cost estimates were adjusted to 2014 dollars.

RECEIVED

JUN 18 2015

WA State Boundary Review
Board For King Co.

1. Estimate City Expenditures (Low Estimate)

Department	Estimated Costs in 2014 On-Going	Estimated Costs in 2014 One-Time
Finance General	\$225,884	0
Criminal Justice Contracted Services	\$1,492,821	0
Fire Department	\$2,894,190	\$2,754,721
Human Services	\$1,902,439	0
Law Department	\$141,500	\$7,500
Library	\$1,968,902	\$1,136,538
Neighborhoods	\$48,000	0
Parks & Recreation	\$463,013	\$311,146
Planning & Development	\$104,990	\$487,093
Police Department	\$4,730,726	\$2,587,567
Public Utilities	\$435,000	\$5,000,000
Transportation	\$3,896,918	\$1,425,492
Total City Expenditures	\$18,304,384	\$13,710,057

Note: Other City departments have estimated that most of the incremental costs to provide services to the North Highline Annexation Area were either negligible or could be absorbed within existing resources after an annexation (e.g. economic development, finance & administrative services, and municipal courts).

2. Estimate City revenues to be gained

The Seattle Central Budget Office analysis shows that City general fund revenues would increase by \$10.69 million as a result of the annexation. The largest contributors to this increased revenue would be property taxes (\$3.69 million), business utility taxes (\$2.34 million), retail sales taxes (\$858,654) and business & occupation taxes (\$784,460). Upon a successful annexation, the City's property tax levy would replace the County Road, Fire District #11 and King County Rural Library District levies that are currently collected in the North Highline Annexation Area and would result in lower overall property taxes for taxpayers in the North Highline Annexation Area.

Revenue Source	Estimated Revenues 2014
General Fund Sources	
Business & Occupation Tax	784,460
Property Tax, including EMS	3,699,538
Sales Tax, including Criminal Justice	945,314
Utility Taxes	2,343,082
Business License Fees	201,287
Other General Fund Sources	990,412
Total General Fund Sources	\$8,964,093
Other Sources	
Gas Tax	707,230
Liquor Board profits	164,457
Other Sources	
Total Other Sources	\$1,728,430
Total Revenues	\$10,692,523

**It should be noted that annexation of the North Highline Annexation Area could result in the City of Seattle being eligible for a state sales tax credit to help cover the cost of providing municipal services in the annexed area. Currently, the state sales tax credit is up to \$5 million per year for a ten-year period. The City of Seattle, in partnership with King County, is working to have changes to the state law that would increase the amount of the state sales tax credit from \$5 million to \$8 million per year and reduce the number of years the credit is available from a 10-year period to a 6-year period. This approach would help close the anticipated 'financial gap' to the City of Seattle that would be created as a result of an annexation of the North Highline Annexation Area.*

3. Estimate County revenues lost, includes county-related special districts

It is assumed that King County will experience a loss of revenue as a result of the proposed North Highline Annexation. This loss will occur due to a reduction or loss of property tax, sales tax, and fees associated with its operations and those of county-related special taxing districts (e.g. Road District, Library District, EMS Levy, and Surface Water Management). At this time, it is unknown the estimated loss to King County and county-related special districts as a result of the proposed annexation.

4. Estimate County expenditure reduction

As a result of the proposed North Highline Annexation, King County will see a reduction in service level obligations due to reduced demand for police, road/street, and storm drainage services in the North Highline Annexation Area. At this time it is unknown the actual amount of expenditure reduction that would occur.

5. Estimate fire district revenue lost

*The proposed North Highline Annexation will result in the assumption of the remaining territory of the North Highline Fire District (KCFD #11). The Seattle Fire Department would be the sole provider of fire suppression and emergency services to the North Highline Annexation Area. See **Exhibit 7**. If there are still outstanding bond obligations incurred by KCFD #11, these will remain an obligation of property owners in the annexed area until it is paid off.*

6. Estimate fire district expenditure reduction

The proposed North Highline Annexation will result in the assumption of the remaining territory of the North Highline Fire District (KCFD #11). At that time KCFD #11 will cease to exist.

F. Services

State whether the territory that is the subject of this action is presently within the service area of any other political subdivision or presently being served by any other political subdivision? If so, please identify the other political subdivision.

JUN 18 2015

WA State Boundary Review
Board For King Co.

The North Highline Annexation Area currently receives general governmental services from King County. General services after annexation including police and development services will be provided by the City of Seattle.

The following table provides a summary of services and service providers prior to and after an annexation:

<i>Service</i>	<i>Provider Before Annexation</i>	<i>After Annexation</i>	<i>Comments</i>
<i>Police</i>	<i>King County Sheriff</i>	<i>Seattle Police Dept.</i>	<i>N/A</i>
<i>Fire</i>	<i>North Highline Fire District #11</i>	<i>Seattle Fire Dept.</i>	<i>N/A</i>
<i>Library</i>	<i>King County Library System</i>	<i>Seattle Public Library</i>	<i>N/A</i>
<i>Parks & Recreation</i>	<i>King County</i>	<i>Seattle Parks Dept.</i>	<i>City will enter into separate discussions with King County regarding assumption of Steve Cox Park.</i>
<i>Water</i>	<i>Water District 20 Water District 45 & Seattle Public Utilities</i>	<i>Seattle Public Utilities (SPU)</i>	<i>City to Assume Service in Annexed Area from WD 20 & WD 45 under Chapter 35.13A RCW</i>
<i>Sewer</i>	<i>Valley View Sewer District, SW Suburban Sewer District Seattle Public Utilities, & Individual Septic Systems</i>	<i>Seattle Public Utilities, & Individual Septic Systems</i>	<i>City to Assume Service in Annexed Area from Valley View & SW Suburban Sewer Districts under Chapter 35.13A RCW</i>
<i>Solid Waste</i>	<i>Waste Management</i>	<i>Waste Management</i>	<i>Contract with SPU</i>
<i>Natural Gas</i>	<i>Puget Sound Energy</i>	<i>Puget Sound Energy</i>	<i>N/A</i>
<i>Telephone/Internet</i>	<i>Comcast</i>	<i>Comcast</i>	<i>N/A</i>

Please provide written documentation confirming that:

- **Notification of the proposed annexation, assumption, merger or other action has been provided to that political subdivision;**

An advanced Courtesy Notification was not transmitted to the Washington State Boundary Review Board for King County. The City of Seattle did provide the King County Council its

'Notice of Commencement of the Annexation Process' for the North Highline Annexation Area. See Exhibit 16.

- **The other subdivision has completed action to approve/consent or deny approval/consent for the withdrawal of this territory;**

Annexation of the North Highline Annexation Area will result in the withdrawal of territory from the jurisdiction of the following special districts:

North Highline Fire District (KCFD #11)

The City of Seattle will assume fire suppression and emergency response responsibilities in the North Highline Annexation Area after the effective date of the annexation. In addition, fire and emergency response services will be provided using the existing NHFD #11 – Station and Seattle Fire Department – South Park Station #26. See Exhibit 7.

Water District 20

The City of Seattle will enter into discussions with Water District 20 on the assumption of water system improvements located within the proposed annexation area (North Highline Annexation Area). There is no proposed timetable for completion of these discussions at this time. In the immediate short-term, the City of Seattle will work with Water District 20 on a franchise or contract agreement to allow continued service in the North Highline Annexation Area.

Water District 45

The City of Seattle will enter into discussions with Water District 45 on the assumption of water system improvements located within the proposed annexation area (North Highline Annexation Area). There is no proposed timetable for completion of these discussions at this time. In the immediate short-term, the City of Seattle will work with Water District 45 on a franchise or contract agreement to allow continued service in the North Highline Annexation Area. In addition, the proposed assumption will consist of 100% of Water District's service area and will result in the City of Seattle offering employment to Water District employees impacted by the assumption.

Valley View Sewer District

The City of Seattle will enter into discussion with Valley View Sewer District on the assumption of sewer system improvements located within the proposed North Highline Annexation Area. There is no proposed timetable for completion of these discussions at this time. The northwestern of the proposed North Highline Annexation Area (along SR-509) consist of parcels with individual septic systems. See Exhibit 9a. The City of Seattle's long-term goal is to identify and secure resources to address the need for a sewer system that will be connected to the existing sewer system.

SW Suburban Sewer District

The City of Seattle will enter into discussion with SW Suburban Sewer District on the assumption of sewer system improvements located within the proposed North Highline Annexation Area. There is no proposed timetable for completion of these discussions at this time.

JUN 18 2015

King County Library System

In January 2008, the City of Seattle and King County Rural Library District (KCRLD) entered into an agreement where a Seattle annexation of KCLS territory would result in the removal of that territory from KCLS' jurisdiction and Seattle would assume responsibility for providing library services. See *Exhibit 15*. The residents within the proposed North Highline Annexation Area (east of SR-509) would be able to access the Seattle Public Library – South Park Branch. The King County Library System is currently constructing a new library to replace the existing White Center Library (the existing White Center Library is located just outside the proposed annexation area). The 'new' White Center Library will be located within the North Highline Annexation Area and will provide enhanced services to residents, in conjunction with the Greenbridge Library and Seattle Public Library – South Park Branch, in the proposed annexation area. See *Exhibit 10*.

- Transfer of territory has been accomplished in accord with applicable state law (e.g., RCW 36.93, RCW 35A.14, RCW 35.14).

The City of Seattle has met the requirements of Chapters 36.93 and 35.14 RCW and is filing this Notice of Intention with the Washington State Boundary Review Board for King County. There were no public comments submitted during public testimony in open public session of the Full City Council on December 15, 2014.

State whether the proposed action would result in a change in any of the following services. If so, provide the following detailed information both on current service and on service following the proposed action, in order to allow for comparison. If there would be no change, name current service providers.

1. Water

Water service in the North Highline Annexation is currently provided by Seattle Public Utilities, Water District 20, and Water District 45. Seattle Public Utilities is the wholesale water purveyor to Water District 20 and Water District 45.

a) Direct Service

Upon annexation, the City of Seattle/Seattle Public Utilities will enter into discussions to assume water service in the North Highline Annexation Area presently served by Water District 20 and Water District 45 under the provisions of Chapter 35.13A RCW. See *Exhibit 8*.

b) Storage location(s), capacity?

No Change.

c) Mains to serve the area (diameter; location)

No Change.

d) Pressure station location and measured flow

No Change.

e) Capacity available?

Yes, adequate capacity available to service present and future development.

f) Water source (wells, Seattle, etc.)

City of Seattle - Seattle Public Utilities.

g) Financing of proposed service (LID, ULID, Developer Extension, etc.)

If necessary, Seattle Public Utilities will use its bonding authority to finance any needed system improvements in the proposed annexation area.

2. Sewer Service

Sewer service in the North Highline Annexation Area is currently provided by Valley View Sewer District and SW Suburban Sewer District. See Exhibit 9.

a) Direct Service

Upon annexation, the City of Seattle/Seattle Public Utilities will enter into discussions to assume sewer service in the North Highline Annexation Area under the provisions of Chapter 35.13A RCW.

b) Mains to service the area (diameter; location)

Not applicable.

c) Gravity or Lift Station required?

Not applicable.

d) Disposal (Metro; city or district treatment plant)?

Valley View Sewer District does own/operate sewer treatment facilities and contracts with Southwest Suburban Sewer District & Midway Sewer District for sewer treatment. SW Suburban Sewer Districts owns/operates three (3) sewer treatment facilities. None are located within the North Highline Annexation Area. Upon annexation, the City of Seattle will enter into negotiations with both Valley View and SW Suburban Sewer Districts regarding assumption of sewer service and appropriate sewer treatment options.

e) Capacity available?

Not applicable.

3. Fire service

The North Highline Annexation Area is currently served by the North Highline Fire District (NHFD #11).

a) Direct Service

Following annexation, the City of Seattle Fire Department will assume immediate responsibility for fire and emergency medical services in the annexed area.

b) Nearest station(s)

NHFD #11 – Station 18 that is located within the North Highline Annexation Area (corner SW 112th Street/12th Avenue SW) and Seattle Fire Department – South Park Stations 26 is located at 800 South Cloverdale Street. See Exhibit 7.

JUN 18 2015

WA State Boundary Review
Board for King Co.

c) Response time?

Response time will be greatly improved in the Glendale neighborhood (east of SR-509). Seattle Fire Department – South Park Station 26 will provide the primary response to fire and medical emergencies to the Glendale neighborhood and provide necessary backup to the existing fire station that is located in the White Center neighborhood (west of SR-509). If needed, the City of Seattle's fire/emergency response system will provide a more than adequate response by secondary responders.

d) Are they fully manned? How many part time and full time personnel?

Yes, Fire Station 26 – South Park is staffed 24 hours a day by 4 firefighters/EMTs. All emergency medical personnel (ALS & BLS) are trained as firefighters. Upon annexation, the NHFD #11 – Station 18 will be staffed to Seattle standards (24 hours a day by 4 firefighters/EMTs). All emergency medical personnel (ALS & BLS) are trained as firefighters.

e) Major equipment at station location (including type and number of emergency vehicles)?

Fire Station 26 – South Park houses: one fire engine company (E26); and a mobile compressed air unit. Firefighters assigned to the engine company perform BLS and initial ALS until the Medic 1 unit arrives. The fire/emergency response resources available to the proposed annexation are not limited to what is available at Fire Station 26 – South Park. The same level of equipment will be provided at NHFD #11 – Station 18 upon annexation. The Seattle Fire Department has a comprehensive system of fire/emergency response personnel and equipment that will be available to address emergencies within the proposed North Highline Annexation Area.

f) How many fully certified EMT/D-Fib personnel do you have?

All Seattle firefighters are fully certified as EMT/D-Fib.

g) What fire rating applies?

The Seattle Fire Department is rated under the Washington Survey and Rating Bureau (WSRB). The Seattle Fire Department currently has a rating of 2. The WSRB is a private company that "rates" jurisdictions for their fire protection capabilities based on, mainly the water system and the fire department. They provide a rating, one (1) to ten, with one (1) the highest, for a jurisdiction that insurance companies may, or may not use in determining insurance rates for property.

h) Source of dispatch?

The Seattle Police Department's 9-1-1 Center is the primary answering point for all police, fire and medical emergencies within the city limits. Any calls for a fire or medical emergency are transferred to the Seattle Fire Department's Fire Alarm Center for dispatch to the appropriate fire station.

4. Police Service

Police services in the North Highline Annexation Area are currently provided by King County Sheriff's Office and is part of Precinct 4 – Southwest, Patrol District K7.

a) Direct Service

Following annexation, the City of Seattle Police Department will assume responsibility for police services from the King County Sheriff's Office.

b) Closest Police Station

The Seattle Police Department's Southwest Precinct is located at 2300 SW Webster Street. Officers responding to the annexation area will be stationed in that location. The addition of the North Highline Annexation Area may require the establishment of additional patrol areas. The Seattle Police Department will conduct the necessary analysis to determine the appropriate patrol areas.

c) Response Time

The Seattle Police Department's response times to the North Highline Annexation Area will be within established standards for Priority 1, 2, 3 and 4 calls.

d) Staffing/Services

Upon annexation, the Seattle Police Department will hire an additional 50 FTE's to provide police services in the North Highline Annexation Area. The personnel will be stationed in the Southwest Precinct and will consist of: 34 patrol officers; 3 sergeants; 3 centralized detectives; 2 burglary officers; 1 CPT; 1 ACT, 1 traffic/canine officer; and 5 dispatchers. This is in addition to the existing personnel that are stationed at the SW Precinct.

e) Major Equipment

Upon annexation, the Seattle Police department will purchase additional equipment (vehicles and associated equipment) to support the additional patrol and support staff.

f) Police Rating

The Seattle Police Department is nationally accredited by the Commission on Accreditation for Law Enforcement Agencies.

g) Source of Dispatch

The Seattle Police Department's 9-1-1 Center is the primary answering point for all police, fire and medical emergencies within the city limits. Dispatching to the appropriate patrol vehicle is accomplished using a Computer-Aided Dispatch System.

G. General

1. In case of extensions of services, has an annexation agreement been required? If so, please attach a recorded copy of this agreement.

No extension of service agreement is necessary.

2. Describe the topography and natural boundaries of the proposal.

The boundaries of the North Highline Annexation Area generally follow existing streets and city limits (Seattle to the north and west, Burien to the south, and Tukwila and unincorporated King County (Seattle's proposed Duwamish Annexation Area that is under BRB consideration at this time) to the east. Topography is varied over this large area, making it difficult to summarize. Generally, the area is highest in the western and central portions, slopping down east and northeast toward the Duwamish River east of SR-509.

JUN 18 2015

WA State Boundary Review
Board For King Co.

3. How much growth has been projected for this area during the next ten (10) year period?
What source is the basis for this projection?

Projected household growth between 2010 and 2020 is about 745 new households (2010 Census and PSRC 2006 Sub-County Small Area Forecasts). Projected job growth for the same period is about 720 jobs (PSRC 2010 covered employment estimates by jurisdiction).

4. Describe any other municipal or community services relevant to this proposal.

Not applicable.

5. Describe briefly any delay in implementing service delivery to the area.

City services will be available to residents in the North Highline Annexation Area upon the effective date of the annexation.

6. Briefly state your evaluation of the present adequacy, cost, or rates of service to the area and how you see future needs and costs increasing. Is there any other alternative source available for such service(s)?

The North Highline Annexation Area is urbanized and nearly fully developed. King County currently provides services at lower levels of service than the City of Seattle provides within the City's existing boundaries. Upon annexation, residents and businesses within the annexed area will see an immediate increase in the levels of service for police, fire, parks and recreation, library and other urban services. As additional development occurs within the proposed annexation area, demand for services will increase. It is assumed that the cost for these additional services will largely be offset by property taxes, sales taxes, service charges, and other population-based revenues. It should be noted that many residents in the annexation area currently avail themselves of Seattle's services including park & recreation programs and library services.

The only other source for general government services would be King County, or the cities of Burien or Tukwila. Neither has expressed an interest in annexing the North Highline Annexation Area.

III. FACTORS and OBJECTIVES

Please evaluate this proposal based upon the factors listed in RCW 36.93.170 and based upon objectives listed in RCW 36.93.180. Describe and discuss the ways in which your proposal is related to and supports (or conflicts with) each of these factors and objectives.

A. RCW 36.93.170 Factors to be considered by Boundary Review Board

1. Population and territory; population density; land area and uses; comprehensive plans and zoning, as adopted under chapter 35.63, 35A.63, or 36.70 RCW; comprehensive plans and development regulations adopted under chapter 36.70A; applicable service agreements entered into under chapter 36.115 or 39.34 RCW; applicable interlocal annexation agreements between a county and its cities; per capita assessed valuation; topography, natural boundaries and drainage basins, proximity to other populated areas; the existence and preservation of prime agricultural soils and productive agricultural uses; the likelihood of significant growth in the area and in adjacent incorporated and

unincorporated areas during the next ten years; location and most desirable future location of community facilities.

The North Highline Annexation Area has an existing population of 17,392 and a population density of 8.5 people per acre. It is a developed area that consists of residential, commercial and industrial land uses. This area is one of the City of Seattle's PAA. The assessed value of is \$1,143,570,065. The vast majority of the annexation area population resides west of SR-509 in the White Center neighborhood. The proposed annexation area is zoned Residential, Commercial and Industrial by King County.

The proposed annexation area is characterized as a horizontal area located between the corporate limits of the cities of Seattle and Burien. SR-599 provides the east border of the proposed annexation area and SR-509 runs north and south between the White Center and Glendale neighborhoods.

The topography is varied over this large area, making it difficult to summarize. Generally, the area is highest in the western and central portions, slopping down east and northeast toward the Duwamish River east of SR-509. The majority of the proposed annexation area is built out. There may be opportunities for growth as a result of redevelopment in the residential and commercial areas over the next 10 years.

The proposed annexation will connect the linked built communities, common infrastructure and connected natural environments with these elements.

2. **Municipal services; need for municipal services; effect of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; prospects of governmental services from other sources; probable future needs for such services and controls; probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area; the effect on the finances, debt structure, and contractual obligations and rights of all affected governmental units.**

The City of Seattle will provide fire, water, sewer, electrical, library, stormwater and road services to the proposed annexation area after annexation. Garbage and recycling collection in the annexation area is provided by Waste Management, and they will also continue to serve the area after annexation. Telephone, internet, and gas service will continue to be provided by Comcast and Puget Sound Energy.

The City of Seattle believes this proposal creates a more efficient means of providing services to residents/businesses in unincorporated urbanized areas. The proposal will allow for Seattle to be the single provider of those services and allow King County to focus on providing services to rural areas or on a regional basis.

3. **The effect of the proposal or alternative on adjacent areas, on mutual economic and social interests, and on the local governmental structure of the county.**

The effect of the proposed annexation will be to implement the Sate Growth Management Act, to incorporate an area already within King County Urban Growth Area, to unify the

JUN 18 2015

WA State Boundary Review
King Co.

annexation area to the Seattle neighborhoods located north of the proposed annexation area (Delridge and South Park neighborhoods), and to complete the process started when the area was designated as one of the City of Seattle's Potential Annexation Area (PAA).

B. RCW 36.93.180 Objectives to be considered by the Boundary Review Board

1. Preservation of Natural Neighborhoods and Communities.

The proposed North Highline Annexation Area has been identified as a Seattle Potential Annexation Area (PAAs) since 2006, is a natural extension of Seattle's southern boundary, and covers the remaining unincorporated urbanized area between the cities of Seattle and Burien. The proposed annexation is designed to incorporate the neighborhoods in the proposed annexation area with the city of Seattle's northern portion of the White Center neighborhood and the Delridge neighborhood located north of the proposed annexation area. In addition, the proposed annexation will link the Glendale neighborhood, located along the north boundary and east of SR 509, with Seattle's South Park Residential Urban Village.

2. Use of Physical Boundaries, including but not limited to Bodies of Water, Highways and Land Contours.

The proposed North Highline Annexation Area is located between the cities of Seattle and Burien and follows existing city boundaries and highways. The SR 509 provides the east boundary line for the annexation area. The existing Seattle city limits provide the north and west boundaries, and the Burien city limits provide the south boundary for the proposed annexation area. See Exhibit 4.

3. Creation and Preservation of Logical Service Areas.

The proposed North Highline Annexation Area is currently served by several identified special purpose districts. See Exhibits 7, 8, 9 and 10. At the current time, the city of Seattle will work with the various special purpose districts to develop service transition/assumption plans to ensure continuation of services during the transition to city of Seattle services. The city of Seattle is prepared to provide urban level services for fire protection, library, and park & recreational services upon the effective date of annexation.

4. Prevention of Abnormally Irregular Boundaries.

The proposed North Highline annexation does not create abnormally irregular boundaries and will extend the city of Seattle's boundaries south to the existing Burien city limits.

5. Discouragement of Multiple Incorporations of Small Cities and Encouragement of Incorporation of Cities in Excess of Ten Thousand in Heavily Populated Urban Areas.

The proposed North Highline annexation will incorporate one of King County's largest remaining unincorporated urbanized areas into the city of Seattle which has an estimated population of 640,000 (2014 OFM estimate).

6. Dissolution of Inactive Special Purpose Districts.

Not applicable. There are no inactive special purpose districts within the proposed North Highline Annexation Area.

7. Adjustment of Impractical Boundaries.

Not applicable. The proposed annexation will not require the adjustment of impractical boundaries.

8. Incorporation as Cities or Towns or Annexation to Cities or Towns of Unincorporated Areas Which Are Urban In Character.

The proposed annexation proposal is for an area that is within the King County Urban Growth Area (UGA) and is designated for urban development and re-development. See Exhibit 13. The proposed annexation is consistent with this designation.

9. Protection of Agricultural and Rural Lands Which Are Designated For Long Term Productive Agricultural and Resource Use by a Comprehensive Plan Adopted by the County Legislative Authority.

Not applicable. The proposed North Highline Annexation Area is not designated agricultural and/or rural land, and the current land use within the area is not agricultural.

Dated this 4th day of June 2015.

Respectfully submitted,



Tim Burgess
President of Seattle City Council

Attachments:

- Exhibit 1 – City of Seattle Resolution No. 31559
- Exhibit 2 – North Highline Annexation Area Legal Description
- Exhibit 3 – King County Assessor Parcel Maps (2 sets) in Separate Binders
- Exhibit 3a – Parcel Locator Map
- Exhibit 4 – North Highline Annexation Area Boundary Map
- Exhibit 4A – Potential Annexation Area designation map, showing overlapping PAAs
- Exhibit 5 – Potential Annexation Area Overlap Map
- Exhibit 6 – Seattle City Limits in Relationship to North Highline Annexation Area Map
- Exhibit 7 – Fire District Boundaries Map
- Exhibit 8 – Water District Boundaries Map
- Exhibit 9 – Sewer District boundaries Map
- Exhibit 10 – King County Library System (KCLS) Map
- Exhibit 11 – King County Park & Recreational Facilities Map
- Exhibit 12 – School District Boundary Map
- Exhibit 13 – King County Urban Growth Area Map
- Exhibit 14 – King County Zoning Classifications
- Exhibit 15 – Agreement with King County Library System on Assumption of Services
- Exhibit 16 – Notice of Commencement of Annexation Process
- Exhibit 17 – Mediation Settlement Agreement/Memorandum of Understanding – 2008

JUN 18 2015

WA State Boundary Review
Board For King Co.

Exhibit 1

Meg Moorehead & Kenny Pittman
LEG North Highline Annex Debt RES
November 24, 2014
Version #1

CITY OF SEATTLE

RESOLUTION 3.559

A RESOLUTION of the City Council of the City of Seattle, Washington, calling for the annexation, by election, of contiguous unincorporated territory to the City of Seattle consisting of portions of the SW Quarter of Section 32, Township 24 North, Range 4, W.M., and the SE Quarter of Section 32, Township 24 North, Range 4, W.M., and the NW Quarter of Section 1, Township 23 North, Range 3, W.M., and the NE Quarter of Section 1, Township 23 North, Range 3, W.M., and the NW Quarter of Section 6, Township 23 North, Range 4, W.M., and the NE Quarter of Section 6, Township 23 North, Range 4, W.M., and the NW Quarter of Section 5, Township 23 North, Range 4, W.M., and the NE Quarter of Section 5, Township 23 North, Range 4, W.M., and the NW Quarter of Section 4, Township 23 North, Range 4, W.M., and the SW Quarter of Section 1, Township 23 North, Range 3, W.M., and the SE Quarter of Section 1, Township 23 North, Range 3, W.M., and the SW Quarter of Section 6, Township 23 North, Range 4, W.M., and the SE Quarter of Section 6, Township 23 North, Range 4, W.M., and the SW Quarter of Section 5, Township 23 North, Range 4, W.M., and the SE Quarter of Section 5, Township 23 North, Range 4, W.M., and the SW Quarter of Section 4, Township 23 North, Range 4, W.M., and the SE Quarter of Section 4, Township 23 North, Range 4, W.M., and the NW Quarter of Section 7, Township 23 North, Range 4, W.M., and the NE Quarter of Section 7, Township 23 North, Range 4, W.M., and the NW Quarter of Section 8, Township 23 North, Range 4, W.M., King County, Washington, referenced as the North Highline Annexation Area.

WHEREAS, the City Council of the City of Seattle, Washington, has determined that it would be in the best interests and general welfare of the City of Seattle to annex certain property lying in an area south of the existing City of Seattle corporate boundary, described herein and referred to as the North Highline Annexation Area and shown on Exhibit "A" attached hereto and incorporated by reference as if fully set forth; and

WHEREAS, the state Growth Management Act and the King County Countywide Planning Policies encourage transition of unincorporated urban areas within Potential Annexation Areas from county governance to city governance; and

WHEREAS, the North Highline Annexation Area comprises areas commonly known as White Center and North Boulevard Park; and

WHEREAS, the North Highline Annexation Area is in the City of Seattle's Potential Annexation Area adopted under Ordinance 122313; and

WHEREAS, the City of Burien has also claimed the North Highline Annexation Area as its Potential Annexation Area; and



1 WHEREAS, in 2011 the City of Seattle initiated negotiations and met the requirements to
2 address the overlapping Potential Annexation Area under the King County Countywide
3 Planning Policies; and

4 WHEREAS, those negotiations resulted in an agreement between the cities of Seattle and Burien
5 that allowed the City of Burien to proceed with a potential annexation of the North
6 Highline Annexation Area; and

7 WHEREAS, the voters in North Highline Annexation Area overwhelmingly voted against
8 annexation to the City of Burien at the November 2012 general election and the City of
9 Burien has indicated it no longer desires to pursue an annexation of the North Highline
10 Area; and

11 WHEREAS, the cost to provide Seattle-level governmental services to the North Highline
12 Annexation Area exceeds revenues generated within the area; and

13 WHEREAS, the state of Washington has an incentive program to help cover the financial gap
14 between the revenues generated within and the cost of providing governmental services
15 to an annexed area;

16 WHEREAS, the existing state incentive is not adequate to cover the City of Seattle's cost to
17 provide governmental services within the proposed North Highline Annexation Area; and

18 WHEREAS, the City of Seattle, in conjunction with King County, will be requesting the state to
19 increase the amount of financial assistance it provides to cover the financial gap; and

20 WHEREAS, although this Resolution initiates proceedings for the annexation of the North
21 Highline Annexation Area, the City of Seattle intends to continue evaluating the
22 advisability of such annexation pending the state's decision regarding increased financial
23 assistance; and

24 WHEREAS, it is the City Council's intent to call for an election for the annexation of the North
25 Highline Annexation Area; NOW, THEREFORE,

26 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE**
27 **MAYOR CONCURRING, THAT:**

28 **Section 1.** The above findings are true and correct in all respects and are incorporated as
though fully set forth herein.



RECEIVED

JUN 18 2015

WA State Boundary Review
Board For King Co.

Meg Moorehead & Kenny Pittman
LEG North Highline Annex Debt RES
November 24, 2014
Version #1

1 **Section 2.** The best interests and general welfare of the City of Seattle would be served
2 by the annexation of contiguous territory lying in an area south of the existing corporate
3 boundaries of the City of Seattle, commonly referred to as White Center and North Boulevard
4 Park, and described as follows:

5 Those portions of, described as follows: the SW Quarter of Section 32, Township 24
6 North, Range 4, W.M., and the SE Quarter of Section 32, Township 24 North, Range 4, W.M.,
7 and the NW Quarter of Section 1, Township 23 North, Range 3, W.M., and the NE Quarter of
8 Section 1, Township 23 North, Range 3, W.M., and the NW Quarter of Section 6, Township 23
9 North, Range 4, W.M., and the NE Quarter of Section 6, Township 23 North, Range 4, W.M.,
10 and the NW Quarter of Section 5, Township 23 North, Range 4, W.M., and the NE Quarter of
11 Section 5, Township 23 North, Range 4, W.M., and the NW Quarter of Section 4, Township 23
12 North, Range 4, W.M., and the SW Quarter of Section 1, Township 23 North, Range 3, W.M.,
13 and the SE Quarter of Section 1, Township 23 North, Range 3, W.M., and the SW Quarter of
14 Section 6, Township 23 North, Range 4, W.M., and the SE Quarter of Section 6, Township 23
15 North, Range 4, W.M., and the SW Quarter of Section 5, Township 23 North, Range 4, W.M.,
16 and the SE Quarter of Section 5, Township 23 North, Range 4, W.M., and the SW Quarter of
17 Section 4, Township 23 North, Range 4, W.M., and the SE Quarter of Section 4, Township 23
18 North, Range 4, W.M., and the NW Quarter of Section 7, Township 23 North, Range 4, W.M.,
19 and the NE Quarter of Section 7, Township 23 North, Range 4, W.M., and the NW Quarter of
20 Section 8, Township 23 North, Range 4, W.M.; described as follows:

21 Beginning at the northeast corner of existing City of Burien as established by City of
22 Burien Ordinance No. 527, said corner also being the intersection of the westerly right-of-way
23 line of Primary State Highway No. 1 as approved July 23, 1957 and shown on Sheets 1 through 4
24 of 7 of Engineer's Plans for section South 118th Street to Junction with Secondary State Road
25 No. 1-K (State Route 509), as now established and hereinafter referred to as State Route 99 with
26
27
28



1 the south margin of South 108th Street, said point also being on the westerly limits of the City of
2 Tukwila;

3 Thence departing from said city limits of Tukwila and westerly along the northern limits
4 of the City of Burien as established by City of Burien Ordinance No. 527 and along said south
5 margin of South 108th Street to the intersection with the east line of the Southwest quarter of the
6 Southwest quarter of Section 4, Township 23 North, Range 4 East, W.M.;

7 Thence north 30 feet along said east line to the southeast corner of the Northwest quarter
8 of the Southwest quarter of said Section 4;

9 Thence west 30 feet along the south line of the Northwest quarter of the Southwest
10 quarter of said Section 4 to the west margin of 20th Avenue South;

11 Thence northerly along said west margin of 20th Avenue South to the north line of the
12 south 136 feet of the Northwest quarter of the Southwest quarter of said Section 4;

13 Thence westerly along the north line of the south 136 feet of the Northwest quarter of the
14 Southwest quarter of said Section 4 to the intersection with the west line of said Section 4;

15 Thence southerly along the west line of said Section 4 to the north margin of South 112th
16 Street;

17 Thence westerly along said north margin of South 112th Street to intersection with the
18 north line of said Section 8;

19 Thence westerly along said north line to the intersection with the east margin of State
20 Route 509;

21 Thence southerly along said east margin of State Route 509 to the north margin of South
22 116th Street;

23 Thence westerly along said north margin of South 116th Street and Southwest 116th
24 Street to the west margin of 10th Avenue Southwest;

25 Thence northerly along said west margin of 10th Avenue Southwest to the north margin
26 of Southwest 114th Street;



JUN 18 2015

WA State Boundary Review
Board For King Co.

Meg Moorehead & Kenny Pittman,
LEG North Highline Annex Debt RES
November 24, 2014
Version #1

1 Thence westerly along said north margin of Southwest 114th Street to the east margin of
2 15th Avenue Southwest;

3 Thence northerly along said east margin of 15th Avenue Southwest to the south margin
4 of Southwest 11th Street;

5 Thence westerly along said south margin of Southwest 112th Street to present limits of
6 the City of Seattle as established by City of Seattle Ordinance 84568 and the east margin of
7 Seola Beach Drive Southwest (previously referred to as Qualheim Avenue Southwest, Qualheim
8 Road or Seola Beach Road);

9 Thence northerly along said present City of Seattle limits and said east margin of Seola
10 Beach Drive Southwest to the south margin of Southwest 106th Street;

11 Thence easterly along said south margin of Southwest 106th Street to the intersection
12 with a line parallel with and 30 feet east of the east line of the West Half of the West Half of
13 Section 1, Township 23 North, Range 3 East, W.M., also being the southerly extension of the
14 east margin of 30th Avenue Southwest;

15 Thence northerly along said parallel line, also being the southerly extension, the east
16 margin of and the northerly extension of 30th Avenue Southwest to a point on the south line of
17 Section 36, Township 24 North, Range 3 East, W.M., said point being at the intersection with the
18 south line of the present limits of the City of Seattle as established by City of Seattle Ordinance
19 16558 and the centerline of Southwest Roxbury Street (also known as Southwest 96th Street);

20 Thence easterly along said south lines and said centerline of Southwest Roxbury Street to
21 the northwest corner of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter
22 of said Section 1, Township 23 North, Range 3 East, W.M. and the northwest corner of that
23 portion of the present limits of the City of Seattle as established by City of Seattle Ordinance
24 74754 and the centerline intersection with 21st Avenue Southwest;

25 Thence southerly along the west line of said Northwest Quarter of the Northeast Quarter
26 of the Northwest Quarter, the west line of said present City of Seattle limits as established by
27
28



1 City of Seattle Ordinance 77429 and the centerline of said 21st Avenue Southwest to an angle
2 point in said present City of Seattle limits and the centerline intersection with Southwest 98th
3 Street;

4 Thence easterly along said present City of Seattle limits and the centerline of said
5 Southwest 93th Street to the southeast corner of that portion of the present limits of the City of
6 Seattle as established by said City of Seattle Ordinance 77429 and the southerly extension of the
7 alley centerline of Block 2 of the unrecorded plat of Haines Heights Addition;

8 Thence northerly along that portion of the present limits of the City of Seattle as
9 established by said City of Seattle Ordinances 74757 and 77429 and said southerly extension, the
10 centerline of and the northerly extension of said alley to a point on the south line of said Section
11 36; Township 24 North, Range 3 East, W.M., said point being at the intersection with the south
12 line of the present limits of the City of Seattle as established by said City of Seattle Ordinance
13 16558 and said centerline of Southwest Roxbury Street;

14 Thence easterly along said south lines, the north line of Section 6, Township 23 North,
15 Range 4 East, W.M., and said centerline of Southwest Roxbury Street to a point on the north line
16 of said Section 6 lying 654.11 feet from the northeast corner thereof, said point also being the
17 northwest corner of that portion of the present limits of the City of Seattle as established by City
18 of Seattle Ordinance 113271;

19 Thence South 05°28'00" West 30.07 feet to the northeast corner of the land conveyed to
20 the Housing Authority of the County of King, recorded under Auditor's File No. 4413217;

21 Thence south along said present City of Seattle limits and the east line of said tract of
22 land 1,174 feet, more or less, to the north margin of Southwest 100th Street;

23 Thence easterly along said present City of Seattle limits and said north margin of
24 Southwest 100th Street 686.29 feet to the east line of said Section 6;

25 Thence northerly along said present City of Seattle limits and said east line 186.07 feet;

26 Thence easterly along said present City of Seattle limits, South 88°38'48" East 95 feet;



RECEIVED

JUN 18 2015

WA State Boundary Review
Board For King Co.

Meg Moorhead & Kenny Pittman
LEG North Highline Annex Debt RES
November 24, 2014
Version #1

1 Thence easterly along said present City of Seattle limits, North 89°33'05" East for
2 94.68 feet to the west margin of Occidental Avenue South;

3 Thence northerly along said present City of Seattle limits and said west margin of
4 Occidental Avenue South for 87.52 feet;

5 Thence southeasterly along said present City of Seattle limits, South 64°57'53" East to
6 the northerly line of the unrecorded plat of Highlands Half Acre Tracts as noted on the survey
7 recorded in King County under Recording No. 8103319002;

8 Thence northeasterly along said present City of Seattle limits and said northerly line,
9 North 75°47'11" East 537.72 feet;

10 Thence northeasterly along said present City of Seattle limits, North 23°10'47" East 6.66
11 feet to westerly margin of Myers Way South;

12 Thence easterly along said present City of Seattle limits to an the intersection of the
13 easterly margin of Myers Way South and the southerly margin of the City of Seattle
14 Transmission Line Right-of Way;

15 Thence southerly along said present City of Seattle limits and said easterly margin
16 of Meyers Way South to the north margin of South 100th Street;

17 Thence easterly along said present City of Seattle limits and said north margin of
18 South 100th Street and said margin extended to the easterly margin of State Road No. 1-K
19 as constructed per Engineer's Plans, Sheets 7 through 9 inclusive, approved December 17, 1957,
20 and revised September 14, 1984, as now established and hereafter referred to as State Route 509;

21 Thence generally northerly along said present City of Seattle limits and said east margin
22 of State Route 509 to the north line of the South Half of the Southwest Quarter of Section 32,
23 Township 24 North, Range 4 East, W.M., also being south margin of South Barton Street;

24 Thence easterly along said present City of Seattle limits as established by City of Seattle
25 Ordinance 15917, said north line and said south margin of South Barton Street to the intersection
26
27
28



1 with the west line of the plat of Excelsior Acre Tracts as recorded in Volume 8 of Plats, Page 93.
2 records of said King County;

3 Thence southerly along said present City of Seattle limits and said west line of said plat
4 of Excelsior Acre Tracts to the southwest corner of said plat of Excelsior Acre Tracts;

5 Thence easterly along said present City of Seattle limits, the south line of said plat of
6 Excelsior Acre Tracts and the south line of the plat of Excelsior Acre Tracts No. 2 as recorded in
7 Volume 9 of Plats, Page 48, records of said King County, to the intersection with the westerly
8 margin of State Route 99;

9 Thence departing said present City of Seattle limits, southeasterly along said
10 Westerly margin of State Route 99 to the intersection with the east line of Tract 8 of Moore's
11 Five Acre Tracts as recorded in Volume 9 of Plats, Page 28, records of said King County;

12 Thence southerly along said east line to the north margin of South 96th Street;

13 Thence easterly along said north margin of South 96th Street to the intersection with the
14 westerly margin of State Route 99;

15 Thence southeasterly along said westerly margin of State Route 99 to the intersection
16 with the north line of Tract 55 of said plat of Moore's Five Acre Tracts and the present northwest
17 corner of the City of Tukwila as established by City of Tukwila Ordinance 1670;

18 Thence southeasterly continuing along said westerly margin of State Route 99 and the
19 present limits the City of Tukwila to the south margin of South 108th Street and the Point of
20 Beginning.

21 The foregoing annexation area is shown on Exhibit "A" attached hereto.

22
23 **Section 3.** As nearly as can be determined the number of registered voters in the
24 aforesaid territory is eight thousand three hundred and eighteen.



RECEIVED

JUN 18 2015

WA State Boundary Review
Board For King Co.

Meg Moorehead & Kenny Pittman
LEG North Highline Annex Debt RES
November 24, 2014
Version #1

1 Section 4. The City Council hereby calls for an election to be held under RCW Chapter
2 35.13 to submit to the voters of the aforesaid territory the proposal for annexation.

3 Section 5. There shall also be submitted to the electorate of the territory sought to be
4 annexed a proposition that all property located within the territory to be annexed shall, upon
5 annexation, be assessed and taxed at the same rate and on the same basis as property located
6 within the City of Seattle is assessed and taxed to pay for all or any portion of the outstanding
7 indebtedness of the City of Seattle, which indebtedness has been approved by the voters,
8 contracted for, or incurred prior to or existing at the date of annexation.

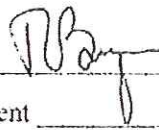
9 Section 6. The cost of said annexation election shall be paid by the City of Seattle,
10 Washington.

11 Section 7. The City Clerk shall file a certified copy of this Resolution with the King
12 County Council.

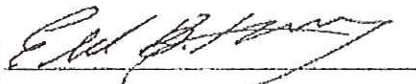
13 Section 8. Unless a subsequent resolution directs the City Clerk to do otherwise based on
14 the state's decision regarding increased financial assistance, the City Clerk shall, prior to the
15 expiration of the 180-day period specified in RCW 36.93.090, file with the Washington State
16 Boundary Review Board for King County a Notice of Intention hereof as required by RCW
17 Chapter 36.93.




1
2 Adopted by the City Council the 15th day of December, 2014, and
3 signed by me in open session in authentication of its adoption this 15th day
4 of December, 2014.

5 
6 President _____ of the City Council

7
8 THE MAYOR CONCURRING:

9 
10
11 Edward B. Murray, Mayor

12
13 Filed by me this 16th day of December, 2014.

14 
15
16 Monica Martinez Simmons, City Clerk

17
18 (Seal)

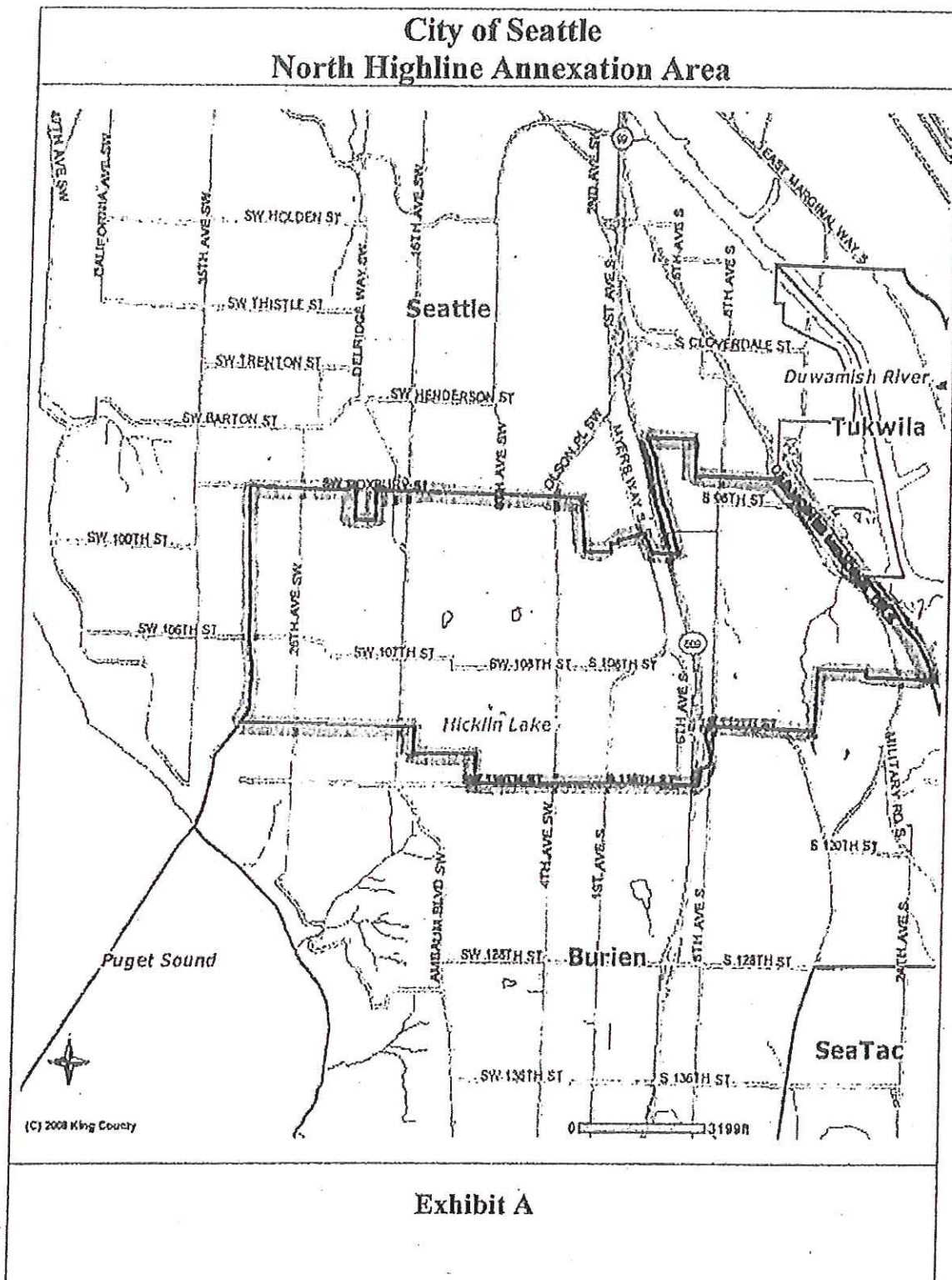
19 Exhibit A: Map of the North Highline Annexation Area
20
21
22
23
24
25
26
27
28



RECEIVED

JUN 18 2015

WA State Boundary Review
Board For King Co.



SEATTLE
CITY
CLERK

Exhibit 2
(May 27, 2015)

BOUNDARIES OF THE PROPOSED NORTH HIGHLINE ANNEXATION AREA

The legal description of the boundaries of the proposed North Highline Annexation Area, located in Sections 1 and 12, Township 23 North, Range 3 East, W.M., in Sections 4, 5, 6, 7 and 8, Township 23 North, Range 4 East, W.M. and in Section 32, Township 24 North, Range 4 East, W.M., all in King County, Washington, more particularly described as follows:

Beginning at the northeast corner of existing City of Burien as established by City of Burien Ordinance No. 527, said corner also being the intersection of the westerly right-of-way line of Primary State Highway No. 1 as approved July 23, 1957 and shown on Sheets 1 through 4 of 7 of Engineer's Plans for section South 118th Street to Junction with Secondary State Road No. 1-K (State Route 509), as now established and hereinafter referred to as State Route 99 with the south margin of South 108th Street, said point also being on the westerly limits of the City of Tukwila;

Thence departing from said city limits of Tukwila and westerly along the northern limits of the City of Burien as established by City of Burien Ordinance No. 527 and along said south margin of South 108th Street to the intersection with the east line of the Southwest quarter of the Southwest quarter of Section 4, Township 23 North, Range 4 East, W.M.;

Thence north 30 feet along said east line to the southeast corner of the Northwest quarter of the Southwest quarter of said Section 4;

Thence west 30 feet along the south line of the Northwest quarter of the Southwest quarter of said Section 4 to the west margin of 20th Avenue South;

Thence northerly along said west margin of 20th Avenue South to the north line of the south 136 feet of the Northwest quarter of the Southwest quarter of said Section 4;

Thence westerly along the north line of the south 136 feet of the Northwest quarter of the Southwest quarter of said Section 4 to the intersection with the west line of said Section 4;

Thence southerly along the west line of said Section 4 to the north margin of South 112th Street;

Thence westerly along said north margin of South 112th Street to intersection with the north line of said Section 8;

Thence westerly along said north line to the intersection with the east margin of State Route 509;

Thence southerly along said east margin of State Route 509 to the north margin of South 116th Street;

Thence westerly along said north margin of South 116th Street and Southwest 116th Street to the west margin of 10th Avenue Southwest;

Thence northerly along said west margin of 10th Avenue Southwest to the north margin of Southwest 114th Street;

RECEIVED

JUN 18 2015

WA State Boundary Review
Board For King Co.

Thence westerly along said north margin of Southwest 114th Street to the east margin of 15th Avenue Southwest;

Thence northerly along said east margin of 15th Avenue Southwest to the south margin of Southwest 112th Street;

Thence westerly along said south margin of Southwest 112th Street to present limits of the City of Seattle as established by City of Seattle Ordinance 84568 and the east margin of Seola Beach Drive Southwest (previously referred to as Qualheim Avenue Southwest, Qualheim Road or Seola Beach Road);

Thence northerly along said present City of Seattle limits and said east margin of Seola Beach Drive Southwest to the south margin of Southwest 106th Street;

Thence easterly along said south margin of Southwest 106th Street to the intersection with a line parallel with and 30 feet east of the east line of the West Half of the West Half of Section 1, Township 23 North, Range 3 East, W.M., also being the southerly extension of the east margin of 30th Avenue Southwest;

Thence northerly along said parallel line, also being the southerly extension, the east margin of and the northerly extension of 30th Avenue Southwest to a point on the south line of Section 36, Township 24 North, Range 3 East, W.M., said point being at the intersection with the south line of the present limits of the City of Seattle as established by City of Seattle Ordinance 16558 and the centerline of Southwest Roxbury Street (also known as Southwest 96th Street);

Thence easterly along said south lines and said centerline of Southwest Roxbury Street to the northwest corner of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of said Section 1, Township 23 North, Range 3 East, W.M. and the northwest corner of that portion of the present limits of the City of Seattle as established by City of Seattle Ordinance 74754 and the centerline intersection with 21st Avenue Southwest;

Thence southerly along the west line of said Northwest Quarter of the Northeast Quarter of the Northwest Quarter, the west line of said present City of Seattle limits as established by City of Seattle Ordinance 77429 and the centerline of said 21st Avenue Southwest to an angle point in said present City of Seattle limits and the centerline intersection with Southwest 98th Street;

Thence easterly along said present City of Seattle limits and the centerline of said Southwest 93th Street to the southeast corner of that portion of the present limits of the City of Seattle as established by said City of Seattle Ordinance 77429 and the southerly extension of the alley centerline of Block 2 of the unrecorded plat of Haines Heights Addition, unrecorded;

Thence northerly along that portion of the present limits of the City of Seattle as established by said City of Seattle Ordinances 74757 and 77429 and said southerly extension, the centerline of and the northerly extension of said alley to a point on the south line of said Section 36, Township 24 North, Range 3 East, W.M., said point being at the intersection with the south line of the present limits of the City of Seattle as established by said City of Seattle Ordinance 16558 and said centerline of Southwest Roxbury Street;

Thence easterly along said south lines, the north line of Section 6, Township 23 North, Range 4 East, W.M., and said centerline of Southwest Roxbury Street to a point on the north line of said Section 6 lying 654.11 feet from the northeast corner thereof, said point also being the northwest corner of that portion of the present limits of the City of Seattle as established by City of Seattle Ordinance 113271;

Thence South 05°28'00" West a distance of 30.07 feet to a point being the northeast corner of the land conveyed to the Housing Authority of the County of King, recorded under Auditor's File No. 4413217;

Thence south along said present City of Seattle limits and the east line of said tract of land 1,174 feet, more or less, to the north margin of Southwest 100th Street;

Thence easterly along said present City of Seattle limits and said north margin of Southwest 100th Street 686.29 feet to the east line of said Section 6;

Thence northerly along said present City of Seattle limits and said east line 186.07 feet;

Thence easterly along said present City of Seattle limits, South 88°38'48" East 95 feet;

Thence easterly along said present City of Seattle limits, North 89°33'05" East for 94.68 feet to the west margin of Occidental Avenue South;

Thence northerly along said present City of Seattle limits and said west margin of Occidental Avenue South for 87.52 feet;

Thence southeasterly along said present City of Seattle limits, South 64°57'53" East to the northerly line of the unrecorded plat of Highlands Half Acre Tracts as noted on the survey recorded in King County under Recording No. 8103319002;

Thence northeasterly along said present City of Seattle limits and said northerly line, North 75°47'11" East 537.72 feet;

Thence northeasterly along said present City of Seattle limits, North 23°10'47" East 6.66 feet to westerly margin of Myers Way South;

Thence easterly along said present City of Seattle limits to the intersection of the easterly margin of Myers Way South and the southerly margin of the City of Seattle Transmission Line Right-of Way;

Thence southerly along said present City of Seattle limits and said easterly margin of Myers Way South to the north margin of South 100th Street;

Thence easterly along said present City of Seattle limits and said north margin of South 100th Street and said margin extended to the easterly margin of State Road No. 1-K as constructed per Engineer's Plans, Sheets 7 through 9 inclusive, approved December 17, 1957, and revised September 14, 1984, as now established and hereafter referred to as State Route 509;

Thence generally northerly along said present City of Seattle limits and said east margin of State Route 509 to the north line of the South Half of the Southwest Quarter of Section 32, Township 24 North, Range 4 East, W.M., also being south margin of South Barton Street;

Thence easterly along said present City of Seattle limits as established by City of Seattle Ordinance 15917, said north line and said south margin of South Barton Street to the intersection with the west line of the plat of Excelsior Acre Tracts as recorded in Volume 8 of Plats, Page 93, records of said King County;

Thence southerly along said present City of Seattle limits and said west line of said plat of Excelsior Acre Tracts to the southwest corner of said plat of Excelsior Acre Tracts;

RECEIVED

JUN 18 2015

WA State Boundary Review
Board For King Co.

Thence easterly along said present City of Seattle limits, the south line of said plat of Excelsior Acre Tracts and the south line of the plat of Excelsior Acre Tracts No. 2 as recorded in Volume 9 of Plats, Page 48, records of said King County, to the intersection with the westerly margin of State Route 99;

Thence departing said present City of Seattle limits, southeasterly along said Westerly margin of State Route 99 to the intersection with the east line of Tract 8 of Moore's Five Acre Tracts as recorded in Volume 9 of Plats, Page 28, records of said King County;

Thence southerly along said east line to the north margin of South 96th Street;

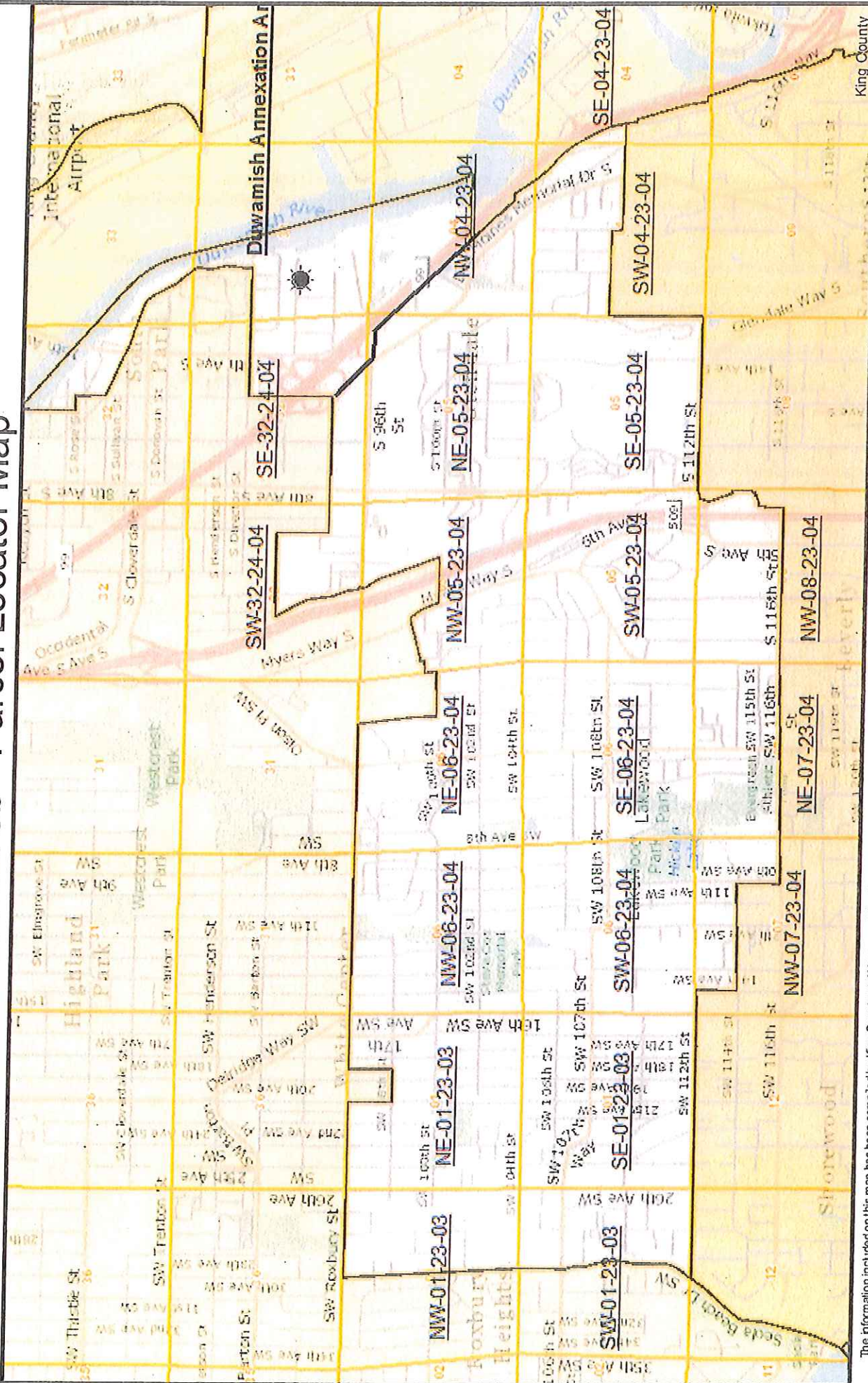
Thence easterly along said north margin of South 96th Street to the intersection with the westerly margin of State Route 99;

Thence southeasterly along said westerly margin of State Route 99 to the intersection with the north line of Tract 55 of said plat of Moore's Five Acre Tracts and the present northwest corner of the City of Tukwila as established by City of Tukwila Ordinance 1670;

Thence southeasterly continuing along said westerly margin of State Route 99 and the present limits the City of Tukwila to the south margin of South 108th Street and the Point of Beginning.



Exhibit 3b - Parcel Locator Map

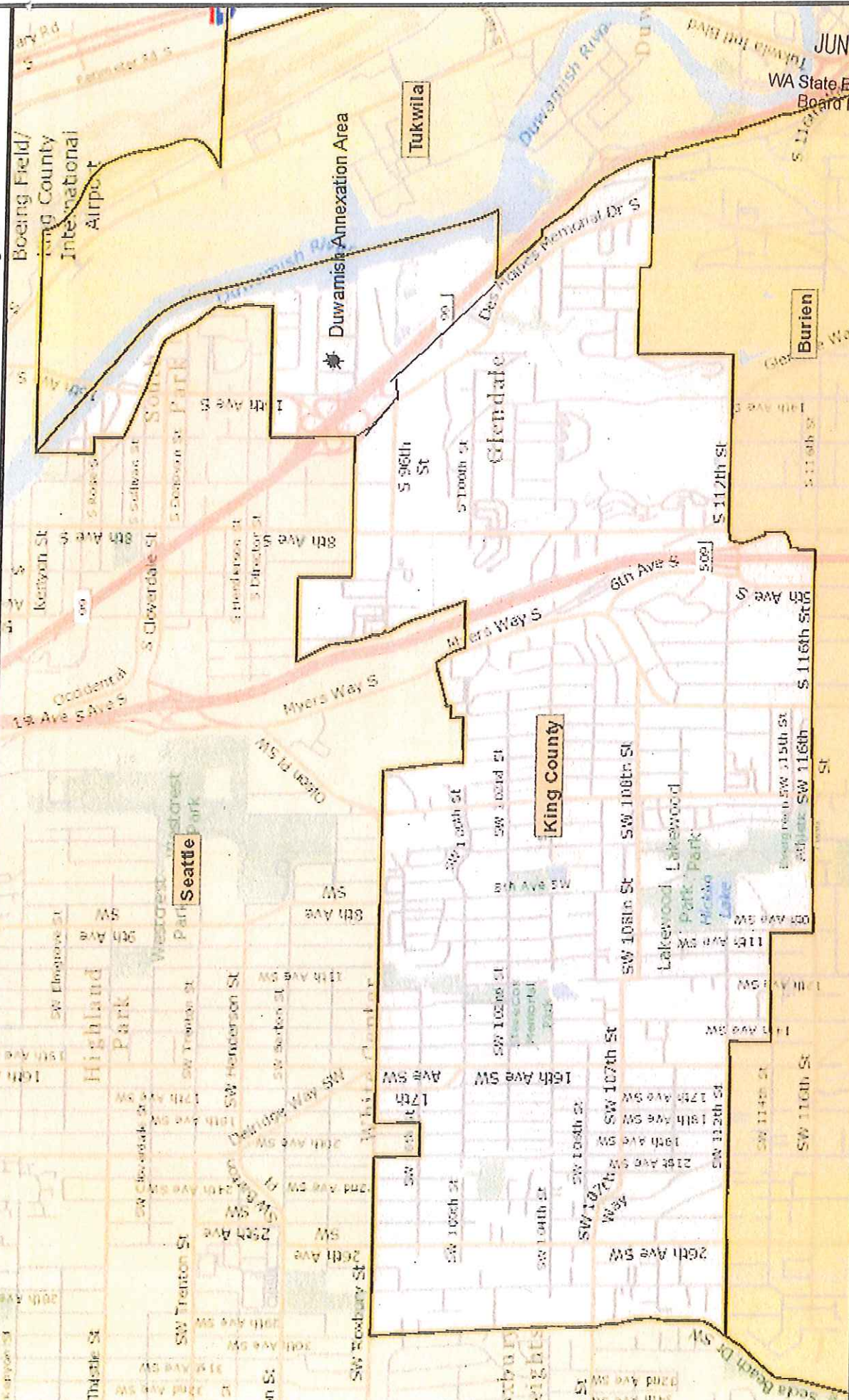


The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 6/10/2015

Notes:

100



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 6/11/2015

Notes:

RECEIVED

JUN 18 2015

WA State Board of Sunday Review
Board For Killing

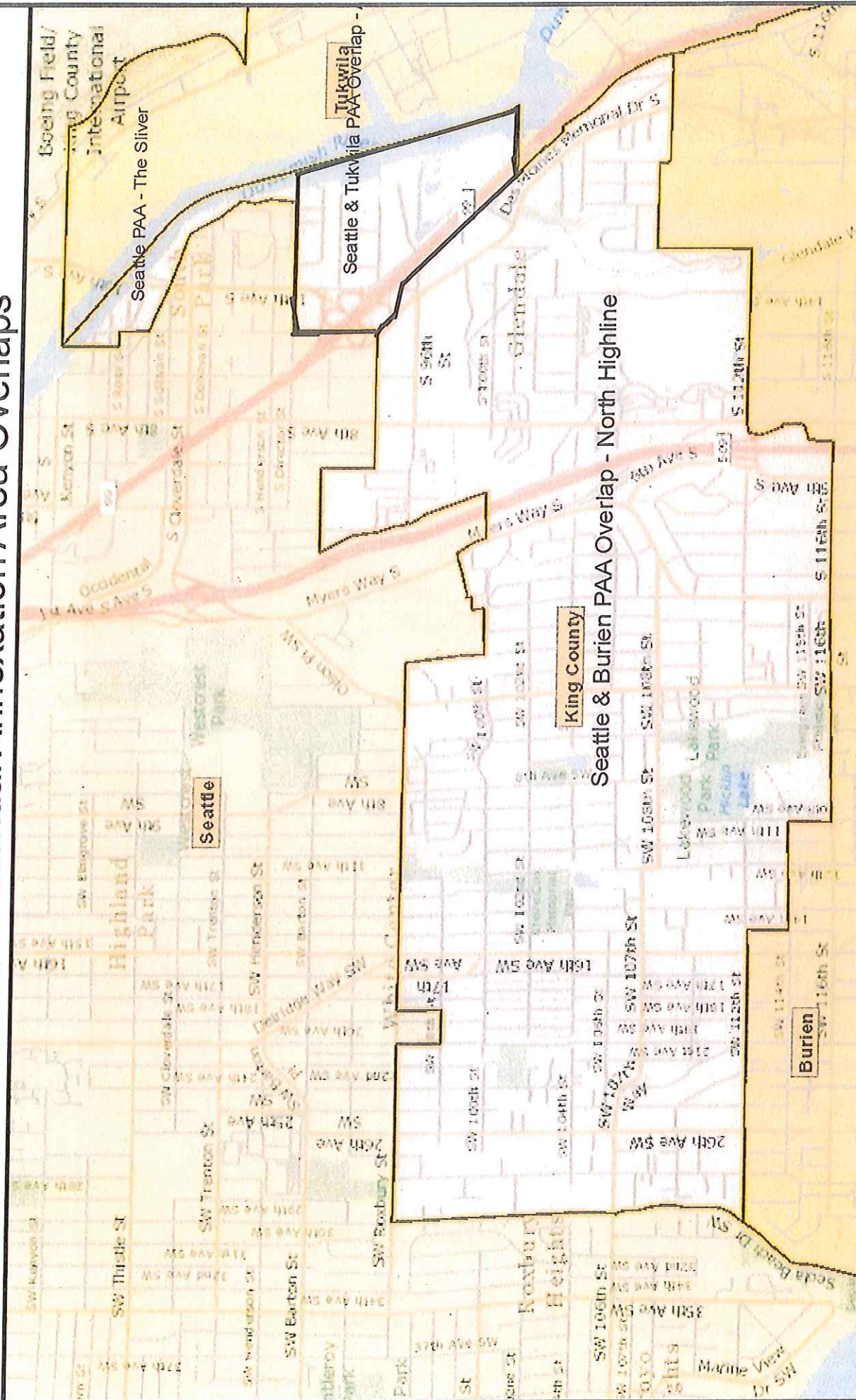


King County
GIS CENTER



Notes:

Exhibit 5 - Potential Annexation Area Overlaps



King County



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Notes:

Date: 6/11/2015

Exhibit 6 - North Highline Location

JUN 18 2015



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

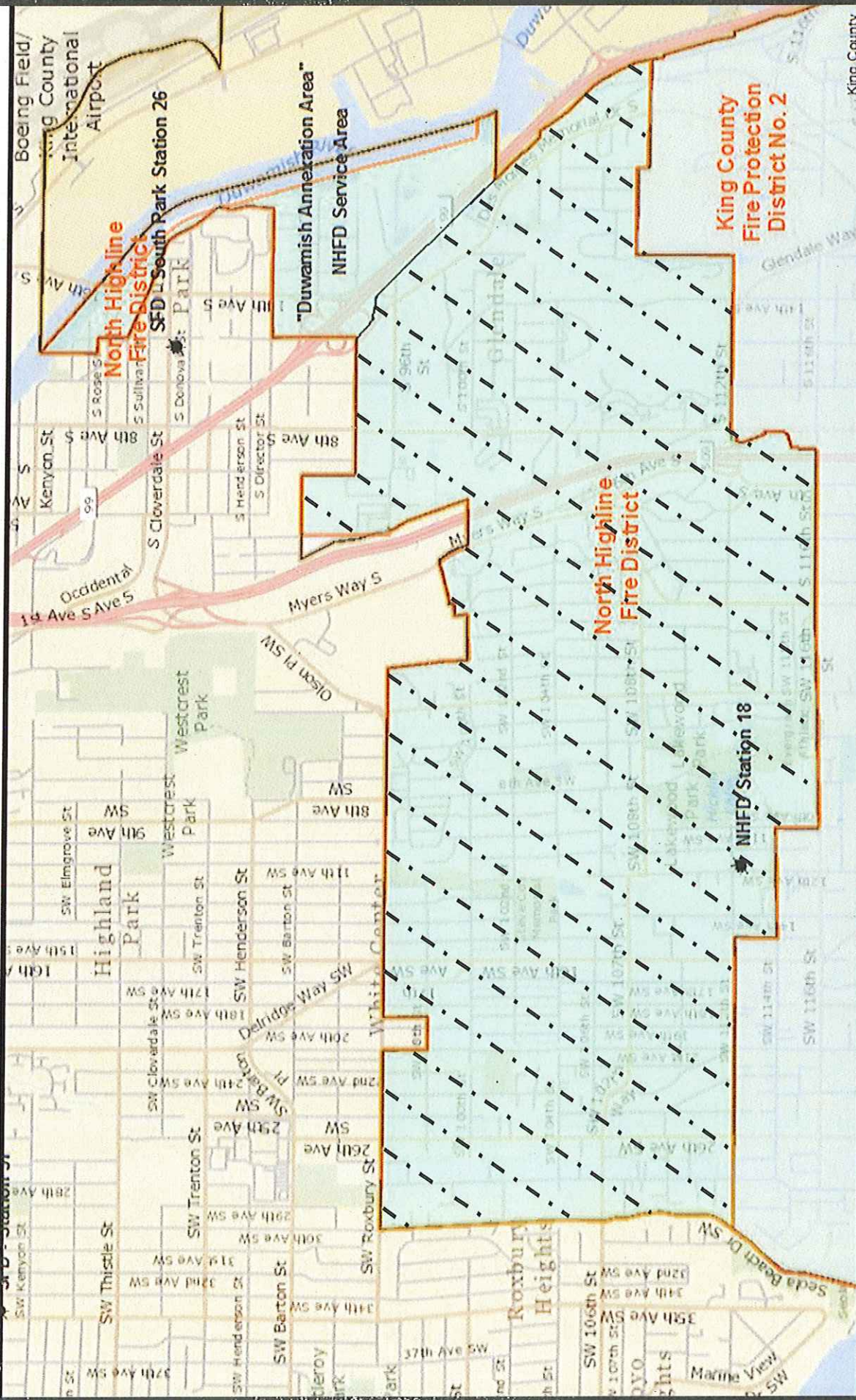
Date: 6/12/2015

Notes:



King County
GIS CENTER

Exhibit 7 - Fire District



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 6/12/2015

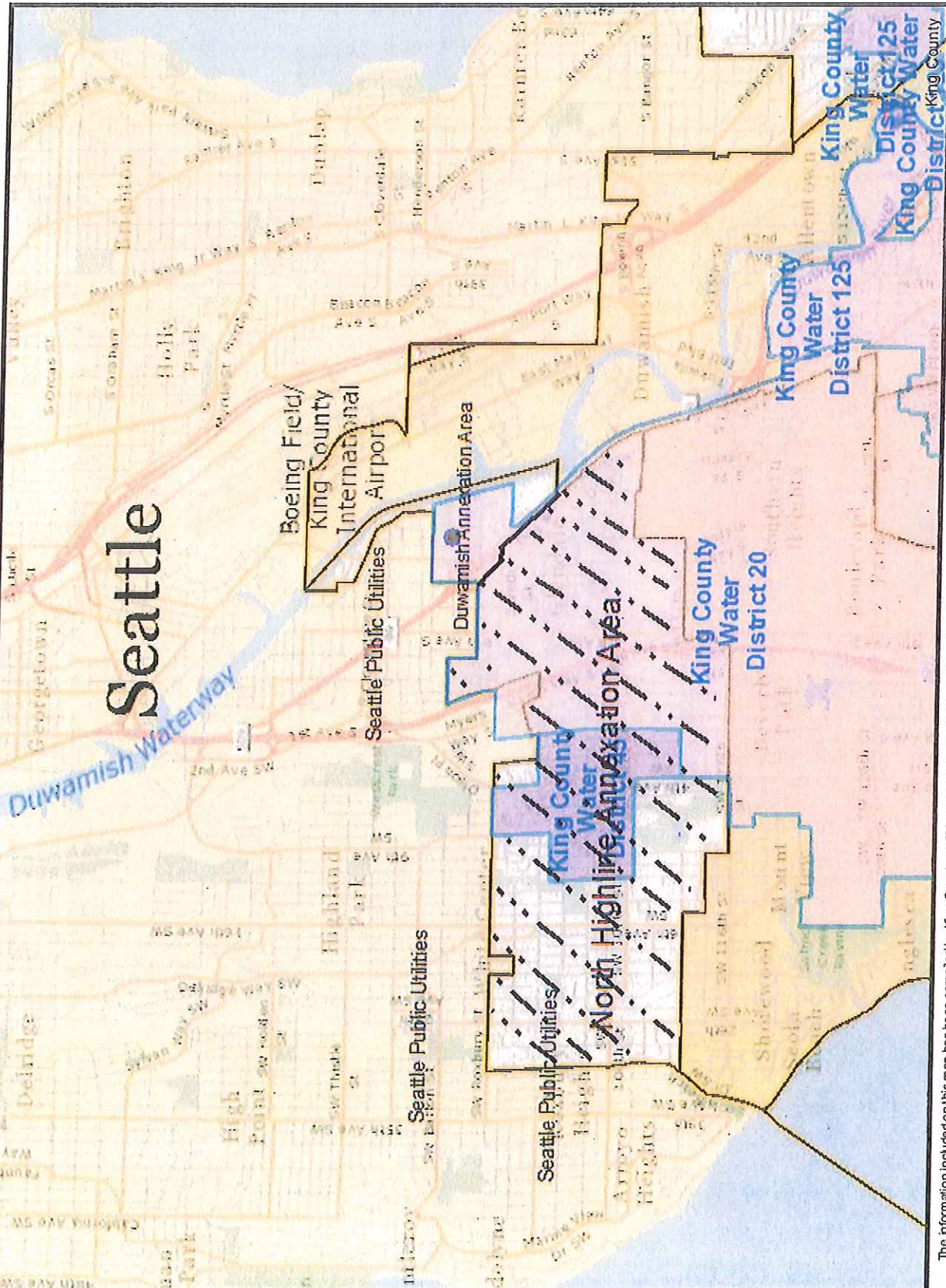
Notes:

Exhibit 8 - Water Districts

RECEIVED

Legend

- Coal Creek Utility District
- Covington Water District
- Fall City Water District
- Highline Water District
- King County Water District 1
- King County Water District 111
- King County Water District 117
- King County Water District 119
- King County Water District 123
- King County Water District 125
- King County Water District 19
- King County Water District 20
- King County Water District 215
- King County Water District 219
- King County Water District 249
- King County Water District 54
- King County Water District 90













The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

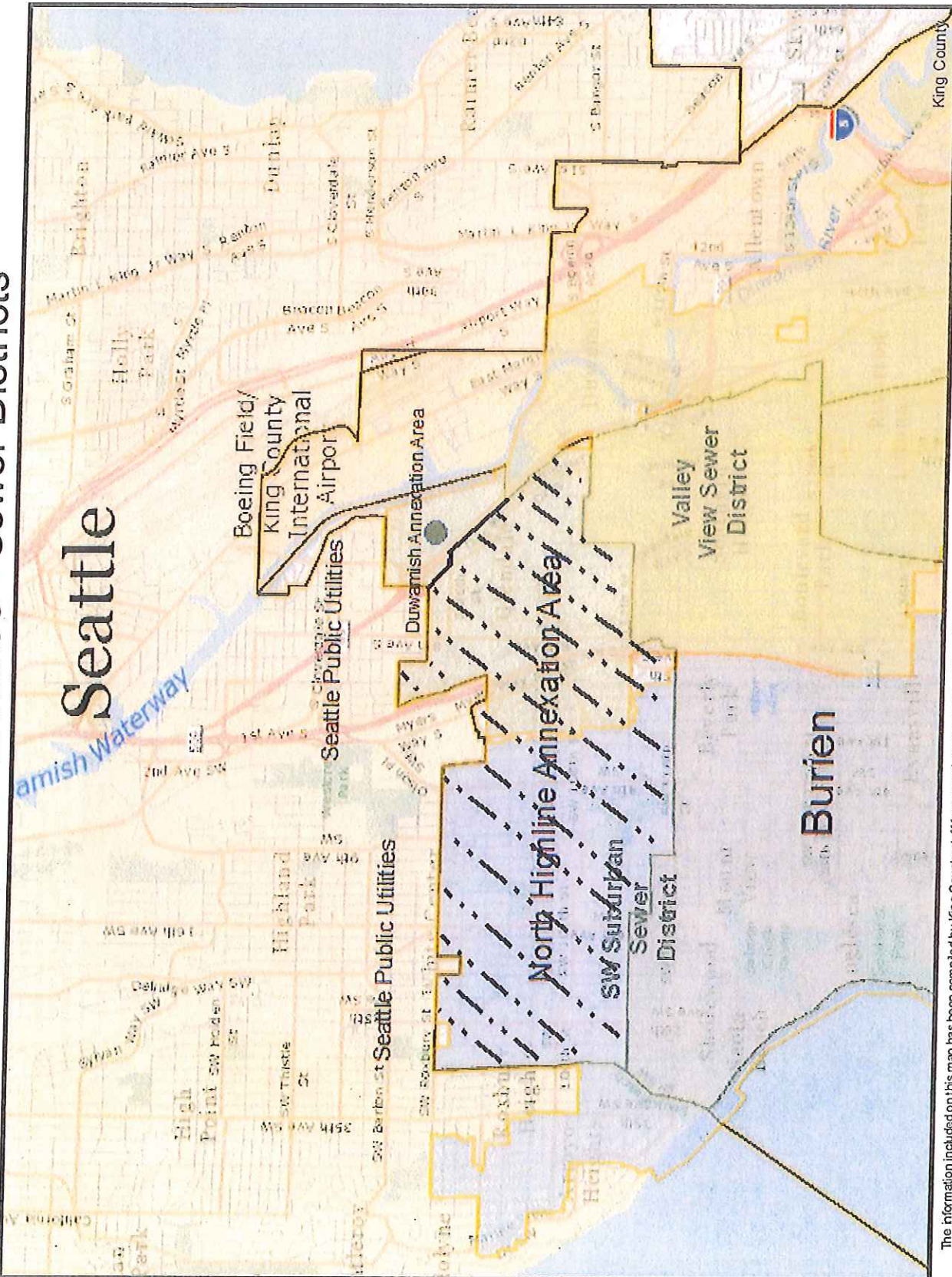
Date: 5/26/2015

Exhibit 9 - Sewer Districts

Seattle

Legend

-  Cedar River Water and Sewer District
-  Highlands Sewer District
-  Midway Sewer District
-  Ronald Wastewater District
-  SW Suburban Sewer District
-  Sammamish Plateau Water and Sewer District
-  Snoqualmie Pass Utility District
-  Stevens Pass Sewer District
-  Valley View Sewer District
-  Vashon Sewer District
-  Cities and unincorporated areas



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 5/26/2015



King County
GIS CENTER

Legend



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

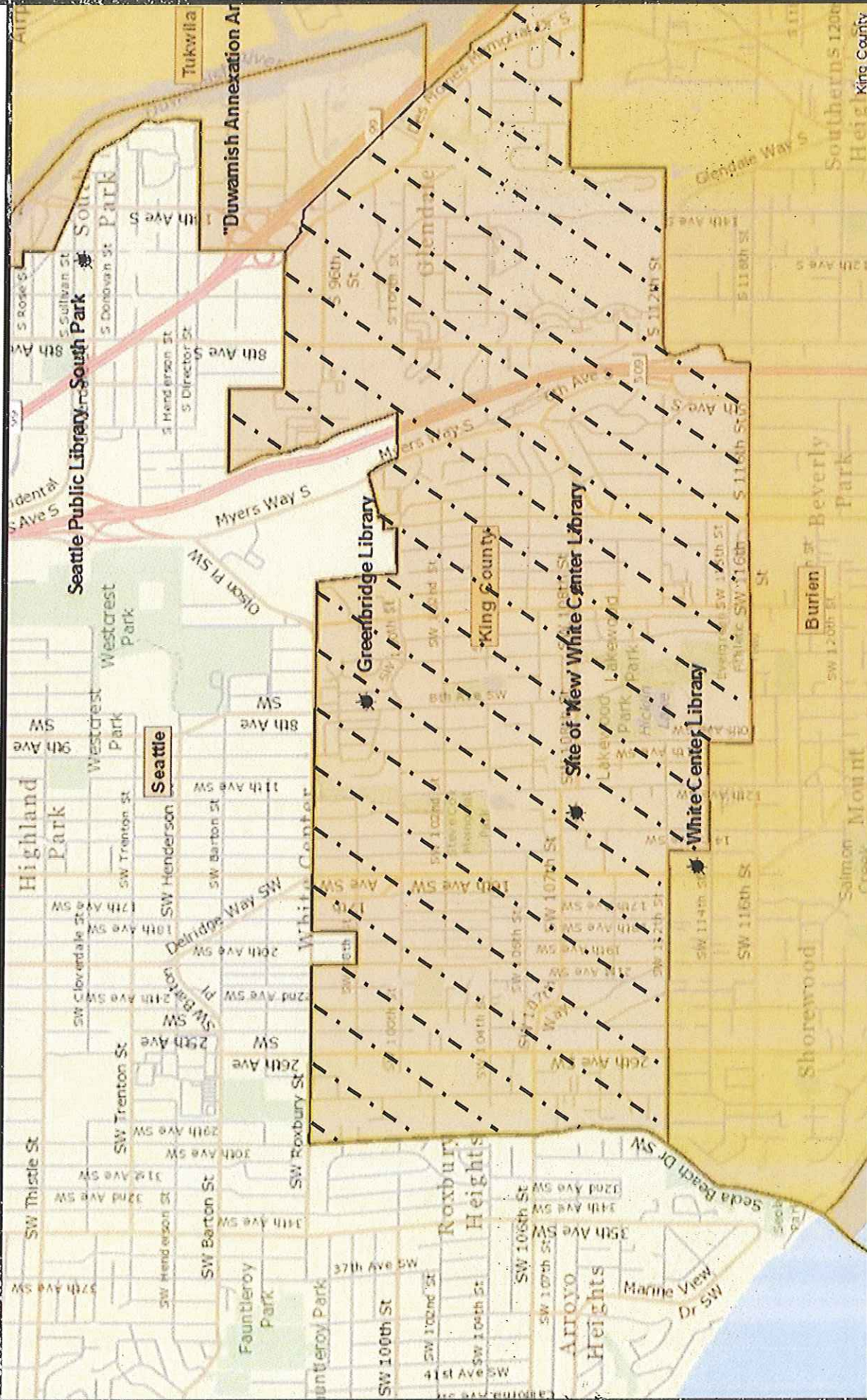
Date: 5/27/2015

Notes:



King County
GIS CENTER

Exhibit 10 - King County Library System Facilities



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 6/12/2015

Notes:

Exhibit 11 - King County Parks & Recreational Facilities

Legend

- Cities and unincorporated areas labels
- Cities and unincorporated areas
- Regional trails
- Parks

RECEIVED

JUN 18 2015

WA State Boundary Review Board For King Co.

King County
GIS CENTER



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Notes:

Date: 5/27/2015

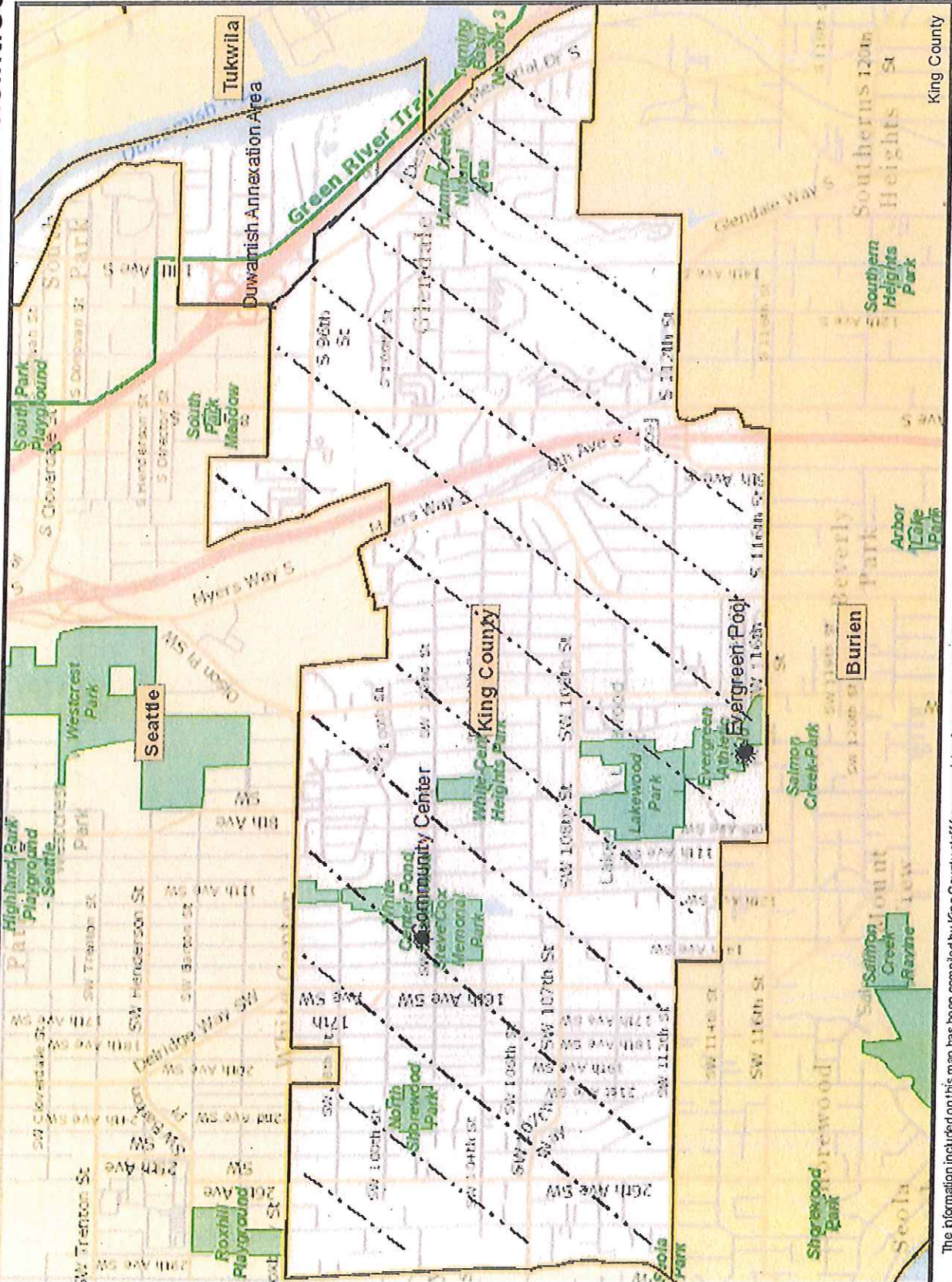
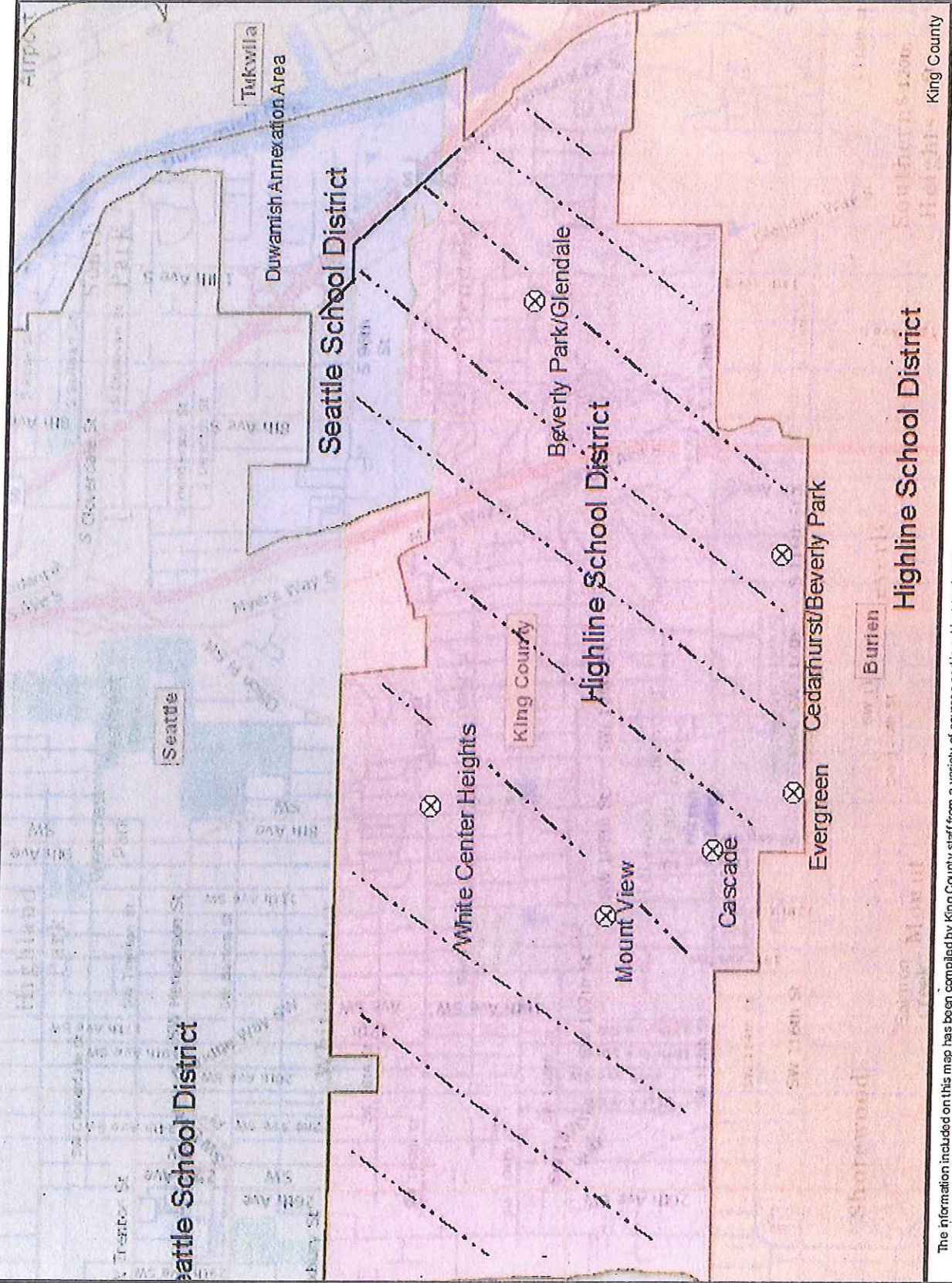


Exhibit 12 - School Districts



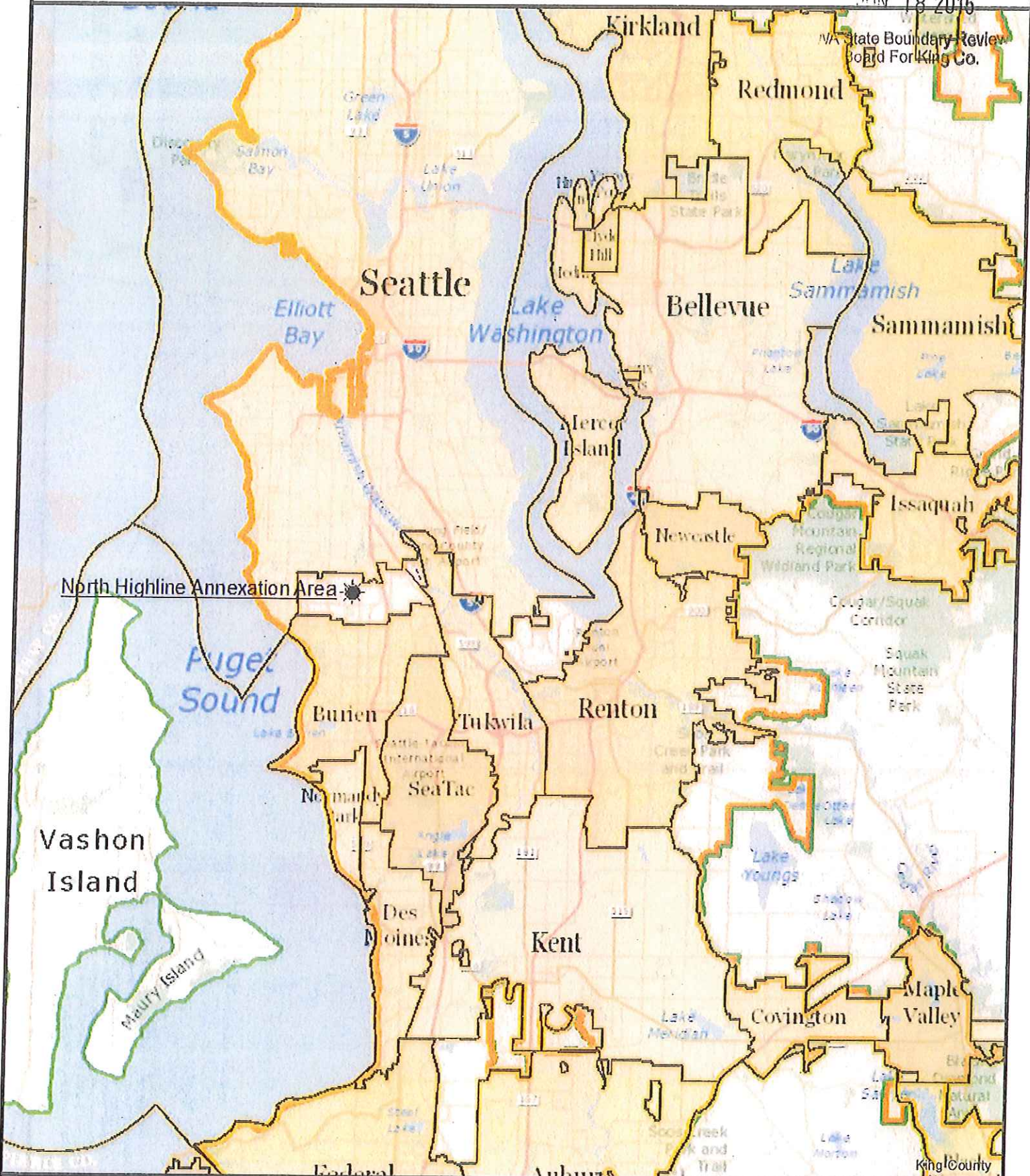
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 5/28/2015
Notes:

Exhibit 13 - King County Urban Growth Areas

JUN 18 2015

WA State Boundary Review
Board For King Co.



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

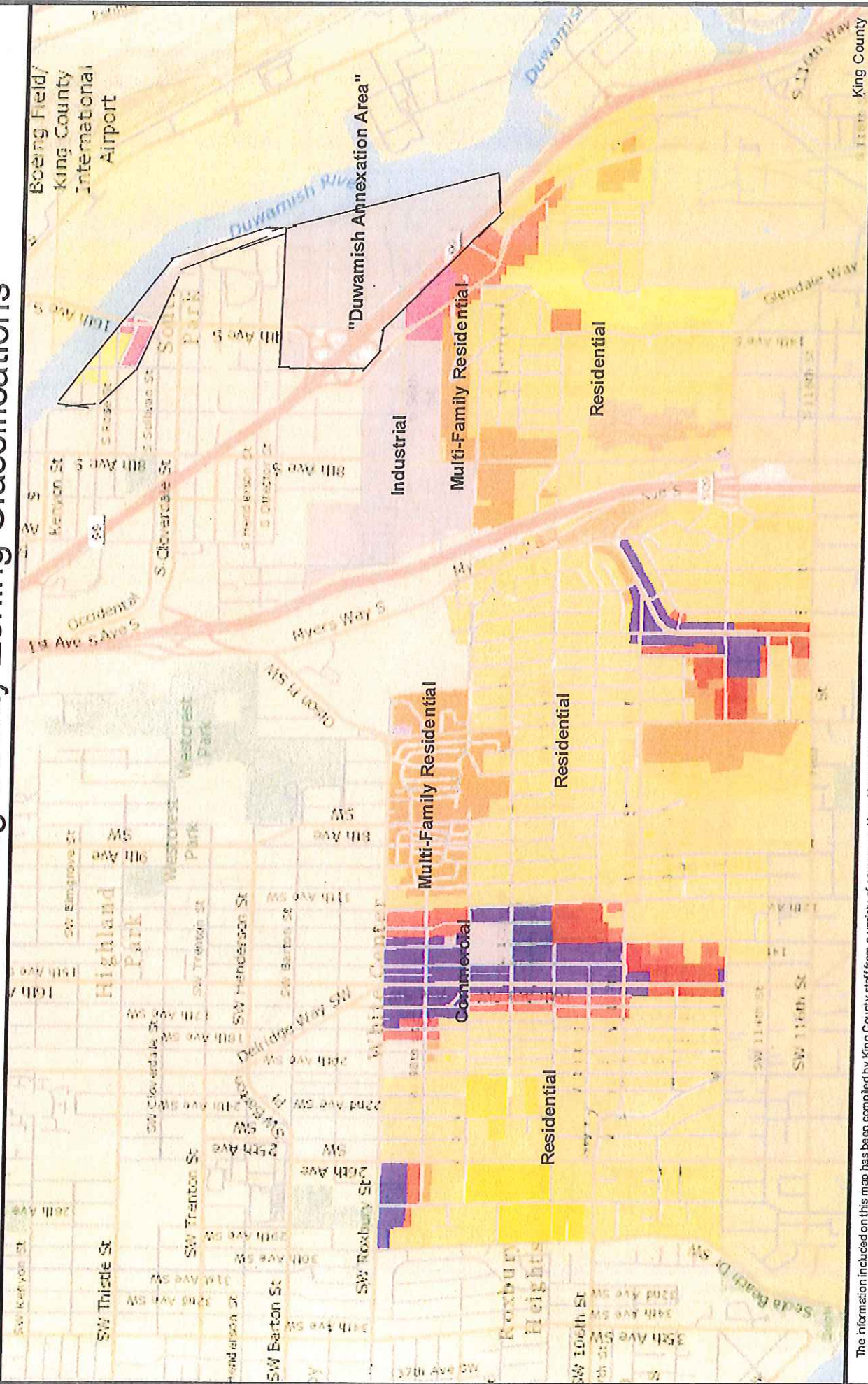
Date: 6/10/2015

Notes:



King County
GIS CENTER

Exhibit 14 - King County Zoning Classifications



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Notes:

Date: 6/12/2015



King County
GIS CENTER

RECEIVED

JUN 18 2015

WA State Boundary Review
Board For King Co.

Exhibit 15

Seattle/KCLS Agreement on
Library Facilities

**AGREEMENT
REGARDING DISPOSITION OF LIBRARY CAPITAL ASSETS
IN THE EVENT OF CERTAIN ANNEXATIONS**

This AGREEMENT REGARDING THE DISPOSITION OF LIBRARY CAPITAL ASSETS IN THE EVENT OF CERTAIN ANNEXATIONS (this "Agreement"), is made by and between the KING COUNTY RURAL LIBRARY DISTRICT, doing business as the King County Library System ("KCLS"), a Washington rural county library district, and THE CITY OF SEATTLE, WASHINGTON, a municipal corporation of the State of Washington ("the City").

RECITALS

WHEREAS, KCLS provides library services to the citizens of unincorporated King County, Washington (the "County"), and those cities and towns within King County that have chosen to annex into KCLS; and

WHEREAS, the City, located within the County, has not annexed into KCLS, but provides library services to its citizens; and

WHEREAS, the City has identified the unincorporated North Highline Potential Annexation Area, identified in Exhibit A hereto, as an area all or portions of which might be annexed into the City, subject to the approval of the registered voters in those areas, respectively, as provided by law; and

WHEREAS, any such successful annexation by the City would have the effect of removing the annexed area from the jurisdiction of KCLS, and increasing the area and population served by the City's libraries; and

WHEREAS, KCLS and the City now desire to memorialize their agreements regarding the transfer of library capital assets in the event of any such annexation in order to maintain the past, present and future library capital investments by the citizens of the affected areas in a manner that will ensure their continued access to appropriate library services;

NOW, THEREFORE, in consideration of their mutual agreements set forth herein, KCLS and the City hereby agree as follows:

1. Transfer of Assets. In the event of any successful annexation of any portion of the North Highline Potential Annexation Area by the City, the following shall occur:

(a) KCLS shall pay to the City an amount equal to the product of (i) two million dollars (\$2,000,000) multiplied by (ii) a fraction the numerator of which is the assessed value of the property located within the annexed area and the denominator of which is the total assessed value of all property located within the North Highline Potential Annexation Area. The City agrees to use these funds solely for the purpose of library services in the annexed area.



(b) KCLS shall transfer title to all KCLS library buildings located within the annexed area and the real property on which they are located to the City without further consideration and free of all encumbrances.

2. Timing of Payments and Transfers.

(a) Subject to the provisions of Section 2(b) of this Agreement, the amount due from KCLS to the City, as described in Section 1(a) of this Agreement, shall be due and payable, as follows, at the option of KCLS:

(i) In a single payment due on the June 1 or December 1, whichever comes first, that is at least six months following the effective date of such annexation; or

(ii) In four, equal, semiannual installments, together with interest thereon at the net monthly rate paid by the King County Investment Pool on the unpaid balance from the date of the initial installment (computed on the basis of a 360-day year comprised of twelve 30-day months), on June 1 and December 1 of each year, commencing with the June 1 or December 1, whichever comes first, that is at least six months following the effective date of such annexation.

(b) The transfer of library buildings and real property from KCLS to the City shall occur on the June 1 or December 1, whichever comes first, that is at least six months following the effective date of such annexation.

3. Dispute Resolution. If a dispute arises between KCLS and the City concerning the performance of any provision of this Agreement or the interpretation thereof, and KCLS and the City are unable to resolve their differences through informal discussions, the parties will endeavor to settle the dispute by mediation under such mediation rules as shall be agreeable to the parties. Such mediation will be non-binding but a condition precedent to having the dispute resolved pursuant to litigation.

In the event any action is brought to enforce any provision of this Agreement, the parties agree to be subject to exclusive jurisdiction in the King County Superior Court, and agree that in any such action venue shall lie exclusively in King County.

4. Duration of Agreement. This Agreement shall become effective upon signatures of both parties and, if one or more of the contemplated annexations are approved by the voters of the affected area(s) by December 31, 2015, shall remain in full force and effect until the date of payment of the last amount due to be paid hereunder; provided, that, notwithstanding the foregoing, if no such annexation is approved by the voters of the affected area(s) by December 31, 2015, then this Agreement shall terminate, and shall be of no further force and effect after that date.



RECEIVED

JUN 18 2015

WA State Boundary Review
Board For King Co.

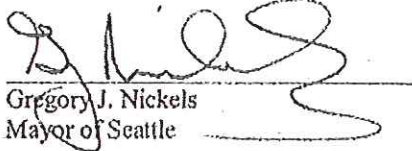
5. Relationship of the Parties. The parties to this Agreement are independent and nothing in this Agreement is intended to create a partnership, joint venture or other mutual undertaking between the parties.
6. No Assignment. The terms, covenants and conditions set forth in this Agreement shall be deemed personal to the parties hereto and may not be assigned or transferred to any other person.
7. No Third-Party Beneficiaries. This Agreement is solely for the benefit of the parties hereto, and no third party shall be entitled to claim or enforce any rights hereunder except as specifically provided herein.
8. Severability. In the event any part of this Agreement is declared void or invalid, the remaining portions of this Agreement shall not be affected, but shall remain in full force and effect.
9. Modification. The obligations of the parties to this Agreement may not be modified, amended or waived except by written agreement executed by both parties.
10. Notices. All notices, demands or other communications required or permitted to be given pursuant to the provisions of this Agreement shall be in writing and shall be considered as properly given if delivered personally or sent by United States Postal Service first class or overnight express mail or by overnight commercial courier service, postage and other charges prepaid. Notices so sent shall be effective three days after mailing, if mailed by first class mail, and otherwise upon receipt at the address set forth below; *provided, however*, that non-receipt of any communication as the result of any change of address of which the sending party was not notified or as the result of a refusal to accept delivery shall be deemed receipt of such communication, if addressed as follows, or as later designated in writing:
- | | |
|------------------------------------|---------------------------------------|
| King County Rural Library District | City of Seattle |
| ATTN: Director | ATTN: Director, Department of Finance |
| King County Rural Library District | 600 Fourth Avenue |
| 900 Newport Way NW | Post Office Box 94745 |
| Issaquah, Washington 98027 | Seattle, Washington 98124-4745 |
11. Execution in Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same contract.
12. Entire Agreement. The parties hereto agree that this Agreement constitutes the only agreement between them with respect to the disposition of library capital assets in the event of annexation of all or portions of the North Highline Potential Annexation Area by the City, and that no oral representations or no prior written matter extrinsic to this instrument shall have any force or effect.

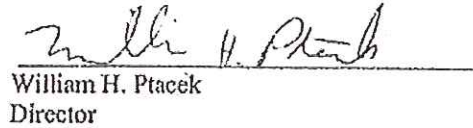


IN WITNESS WHEREOF, the parties have executed this Agreement effective the date and date first written above.

THE CITY OF SEATTLE

KING COUNTY RURAL LIBRARY DISTRICT

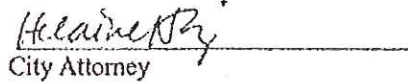

Gregory J. Nickels
Mayor of Seattle


William H. Ptacek
Director

Date: 12/21/07

Date: 1/5/08

APPROVED AS TO FORM:


City Attorney

Date: 1-2-08



RECEIVED

JUN 18 2015

WA State Boundary Review
Board For King Co.

Exhibit 16

Notice of Commencement of Annexation
Process



Tim Burgess
Seattle City Councilmember

December 18, 2014

Anne Noris
Clerk of the Council
King County Courthouse
516 Third Avenue, Room 1200
Seattle, WA 98104

RE: City of Seattle North Highline Annexation Area – Commencing Annexation Process Notification

Dear Ms. Noris:

On December 15, 2014, the Seattle City Council adopted Resolution 31559 calling for the annexation, by election, of contiguous unincorporated land in King County territory referenced as the North Highline Annexation Area. We are submitting the attached Resolution to indicate Seattle's commencing of the annexation process as required by state law (RCW 82.145(a)).

Please do not hesitate to contact Kenny Pittman, Office of Intergovernmental Relations at (206) 684-8364 or at Kenny.pittman@seattle.gov if you have any questions.

Sincerely,

A handwritten signature of Tim Burgess in black ink.

Tim Burgess
President, Seattle City Council

cc: Monica Martinez Simmons, City Clerk

Attachments:

Certified Resolution No. 31559

City Hall, 600 Fourth Avenue, Floor 2, PO Box 34025, Seattle, Washington 98124-4025
(206) 684-8806, Fax: (206) 684-8587, TTY: (206) 233-0025
E-mail Address: tim.burgess@seattle.gov Web: <http://www.seattle.gov/council/burgess>
An EEO employer. Accommodations for people with disabilities provided upon request.

Printed on Recycled Paper

Exhibit 17

Settlement Agreement /
Memorandum of Understanding

Case Number _____



Settlement Agreement

We, KING COUNTY, CITY OF BURien, CITY OF SEATTLE, FIRE DISTRICT #2 AND FIRE DISTRICT #11

having participated in a mediation session(s) on Nov 6, Nov 20 & Dec 4, 2008 and being satisfied that we have reached a fair, legally binding and reasonable settlement, hereby agree as follows:

The parties agree that they have the option of returning to mediation if problems arise later and they ☒ agree ☐ disagree to do so.

We are unable to reach agreement on the following issues and these issues are not a part of our mediation agreement:

The parties to this agreement have carefully reviewed this agreement and affirm that it accurately reflects each aspect of their own intent. The parties have been advised that if they wish they may have a legal or union representative review the agreement before signing.

The undersigned having mediated in sessions held on November 6th, November 20th and December 4th, 2008 hereby agree as follows:

1. We have reached agreement on the terms of a proposed Memorandum of Understanding (attached) for the annexation of North Highline.
2. We agree to seek prompt approval of the proposed Memorandum of Understanding by our respective elected officials.
3. We agree to carry out all the terms of the Memorandum of Understanding in good faith once adopted by our elected officials.

RECEIVED

JUN 18 2015

WA State Boundary Review
Board For King Co.

Case Number _____

Dated: December 4, 2008

King County

Kurt Triplett

By: Kurt Triplett

Its: Chief of Staff
King County Executive

City of Burien

Mike Martin

By: Mike Martin

Its: City Manager

City of Seattle

Kenny Pittman for Tim Cain

By: Kenny Pittman

Its: SR. Policy Advisor

King County
Fire District #2

Michael Marrs

By: MICHAEL MARRS

Its: FIRE CHIEF

King County
Fire District #11

Wayne Alishokis

By: WAYNE ALISHOKIS

Its: COMMISSIONER

K.P. F.F.
FT and
mm PDL
AAJ
WA
JER
MM

Memorandum of Understanding—North Highline Annexation

It is hereby agreed between the parties as follows:

1. All parties support the transition of the unincorporated North Highline (shown on the attached map) to city status in a timely and coordinated manner that, at a minimum preserves, if not increases existing local service levels.
2. All parties recognize and respect that the cities of Burien and Seattle each represent reasonable governance alternatives to be considered by North Highline residents.
3. All parties agree that the annexation of the North Highline communities to more than one city is the preferred option at this time given the diversity of community preferences and the significant cost of service associated with annexing the entire North Highline area communities.
4. All parties agree that the continued provision of fire protection services is essential to the residents and businesses in the North Highline communities and that all parties will work together to develop service agreements that ensure that an annexation will not result in a reduction of fire protection services to those areas of North Highline that are not immediately annexed by Burien or Seattle.
5. All parties agree to the terms of the attached Transition Framework to support preservation, and strive for improvement of current level of fire and safety services to North Highline and surrounding neighborhoods including Arbor Heights, North Burien, and unincorporated areas in South Park.
6. All parties agree that Burien and Seattle both will need fiscal support beyond the local municipal revenues generated in the unincorporated area if they are to provide municipal services to these communities in the immediate, mid, and long term basis. Accordingly, all parties support the provision of such additional revenues by the state to both cities in a manner that provides equal access by both cities to financial support for annexation. All parties agree to work together to pursue such revenues from the state for both cities. Such support shall include but is not limited to:
 - a. Publicly supporting the proposed legislation (attached),
 - b. Sign in and testifying in support of the proposed legislation at State Legislative hearings and meetings, and
 - c. Burien shall seek Suburban Cities Association support of the proposed legislation, and
 - d. Burien and Seattle shall seek support from the Association of Washington Cities, King County shall seek support from the Washington State Association of Counties, and Fire Districts 11 & 2 shall seek support from the Washington State Council of Fire Fighters.
7. All parties agree to support before the Washington State Boundary Review Board for King County a phased, coordinated annexation of large areas of North Highline where Burien can pursue annexation of area X, as shown on the attached map, and Seattle can pursue annexation of area Y, as shown on the attached map. All parties further agree this MOU shall be submitted as an exhibit in any proceedings related to the annexation of the North Highline area.
8. Burien agrees to pursue annexation only in area X and Seattle agrees to pursue annexation only in area Y until December 31, 2011.

RECEIVED

JUN 18 2015

WA State Boundary Review
Board For King Co.

9. Representatives of the jurisdictions that are a party to this agreement commit to not interfere with each others annexation elections attempts.
10. This agreement is effective until January 1, 2012.

Dated: December 4, 2008

City of Burien

By: _____

Its: _____

City of Seattle

By: _____

Its: _____

King County

By: _____

Its: _____

North Highline
Fire District #11

By: _____

Its: _____

King County
Fire District #2

By: _____

Its: _____

Memorandum of Understanding – North Highline Annexation, 12/4/2008
2 of 2

K.P. of
M.M.
SA 7
WA

Transition Framework

This is a Transition Framework in bullet form that details the beginnings of the transition plan for fire and safety services in the North Highline PAA for potential annexation(s.)

1. All parties agree to support preservation and strive for improvement of the current level of fire and safety services to North Highline and surrounding neighborhoods including Arbor Heights, North Burien, and unincorporated areas in South Park.
2. All current Fire District employees who are displaced by annexation shall be transferred to Fire District 2 or the City of Seattle as appropriate.
3. Fire District 2 agrees to extend their existing contract with Fire District 11 through to January 1, 2012, regardless of annexation.
4. Fire District 2 and Fire District 11 also agree to expand their current service contract to a larger geographic area that includes: Area X (as shown in attached map), should the city of Burien successfully annex.
5. Fire District 2 and Fire District 11 both understand that Fire District 2 may need to reduce the rate of compensation in the new expanded contract to better reflect service costs.
6. Fire District 2 and Fire District 11 shall put into place the details that would guide a Lateral Hiring process.
7. In the event Seattle and Burien annex areas X and Y on the attached map, then King County shall secure for Fire District 2 an appropriate parcel of land sufficient to locate a new Fire Station that provides appropriate response time as agreed to by the County and Fire District 2. In the event Seattle annexes areas X and Y as shown on the map, then Burien shall secure for Fire District 2 an appropriate parcel of land sufficient to locate a new Fire Station that provides appropriate response time as agreed to by Burien and Fire District 2.
8. City of Seattle and Fire District 11 shall work collaboratively to optimize response times through reciprocal service arrangements in areas of need, for example in Arbor Heights and unincorporated areas in South Park.

RECEIVED

JUN 18 2015

WA State Boundary Review
Board For King Co.

ANNEXATION TAX CREDIT

November 25, 2006

JSB
KT
RC
WA

1
2
3

4 AN ACT Relating to the local sales and use tax that is credited against the state sales
5 and use tax for cities to offset municipal service costs to newly annexed areas; amending
6 RCW 82.14.415; and providing an effective date.

7 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

8 Sec. 1 RCW 82.14.415 and 2006 c 361 s 1 are each amended to read as follows:

9 (1) The legislative authority of any city (~~with a population less than four hundred~~
10 ~~thousand and which~~) that is located in a county with a population greater than six
11 hundred thousand that annexes an area consistent with its comprehensive plan required
12 by chapter 36.70A RCW((,)) may impose a sales and use tax in accordance with the
13 terms of this chapter. The tax is in addition to other taxes authorized by law and shall be
14 collected from those persons who are taxable by the state under chapters 82.08 and 82.12
15 RCW upon the occurrence of any taxable event within the city. The tax may only be
16 imposed by a city if:

17 (a) The city has commenced annexation of an area under chapter 35.13 or 35A.14
18 RCW having a population of at least ten thousand people prior to January 1, ~~((2010))~~
19 2015; and

20 (b) The city legislative authority determines by resolution or ordinance that the
21 projected cost to provide municipal services to the annexation area exceeds the projected
22 general revenue that the city would otherwise receive from the annexation area on an
23 annual basis.

24 (2) The tax authorized under this section is a credit against the state tax under chapter
25 82.08 or 82.12 RCW. The department of revenue shall perform the collection of such
26 taxes on behalf of the city at no cost to the city (~~and shall remit~~). The tax shall be
27 remitted to the city as provided in RCW 82.14.060.

28 (3)(a) Except as provided in (b) of this subsection, the maximum rate of tax any city
29 may impose under this section shall be ~~((0.2 percent for the total number of annexed~~

1 areas the city may annex. The rate of the tax imposed under this section is);
2 (i) 0.1 percent for each annexed area population that is greater than ten thousand and
3 less than twenty thousand (~~(--The rate of the tax imposed under this section shall be)~~);
4 (ii) 0.2 percent for an annexed area (~~(which the)~~) population that is greater than twenty
5 thousand.

6 (b) 0.85 percent for an annexed area population that is greater than eighteen thousand
7 and the annexed area is annexed by a city that has officially designated the area a
8 potential annexation area and the annexed area is, or was prior to November 1, 2008,
9 officially designated as a potential annexation area by a city with a population greater
10 than four hundred thousand, in a county with a population over one million.

11 (4)(a) The maximum cumulative rate of tax a city may impose under subsection
12 (3)(a)(i) and (ii) of this section is 0.2 percent for the total number of annexed areas the
13 city may annex.

14 (b) The maximum cumulative rate of tax a city may impose under subsection
15 (3)(b) of this section is 0.85 percent and for the single annexed area the city may annex
16 and the amount of tax distributed to a city under subsection (3)(b) of this section shall not
17 exceed five million dollars per fiscal year.

18 (5) The tax imposed by this section shall only be imposed at the beginning of a fiscal
19 year and shall continue for no more than ten years from the date the tax is first imposed.
20 Tax rate increases due to additional annexed areas shall be effective on July 1st of the
21 fiscal year following the fiscal year in which the annexation occurred, provided that
22 notice is given to the department as set forth in subsection ~~((8))~~ (9) of this section.

23 ~~((5))~~ (6) All revenue collected under this section shall be used solely to provide,
24 maintain, and operate municipal services for the annexation area.

25 ~~((6))~~ (7) The revenues from the tax authorized in this section may not exceed that
26 which the city deems necessary to generate revenue equal to the difference between the
27 city's cost to provide, maintain, and operate municipal services for the annexation area
28 and the general revenues that the cities would otherwise expect to receive from the
29 annexation during a year. If the revenues from the tax authorized in this section and the
30 revenues from the annexation area exceed the costs to the city to provide, maintain, and

RECEIVED

JUN 18 2015

WA State Boundary Review
Board For King Co.

1 operate municipal services for the annexation area during a given year, the city shall
2 notify the department and the tax distributions authorized in this section shall be
3 suspended for the remainder of the year.
4 ~~((7))~~ (8) No tax may be imposed under this section before July 1, 2007. Before
5 imposing a tax under this section, the legislative authority of a city shall adopt an
6 ordinance that includes the following:
7 (a) A certification that the amount needed to provide municipal services to the
8 annexed area reflects the city's true and actual costs;
9 (b) The rate of tax under this section that shall be imposed within the city; and
10 (c) ~~((b))~~ The threshold amount for the first fiscal year following the annexation and
11 passage of the ordinance.
12 ~~((8))~~ (9) The tax shall cease to be distributed to the city for the remainder of the
13 fiscal year once the threshold amount has been reached. No later than March 1st of each
14 year, the city shall provide the department with a certification of the city's true and actual
15 costs to provide municipal services to the annexed area, a new threshold amount for the
16 next fiscal year, and notice of any applicable tax rate changes. Distributions of tax under
17 this section shall begin again on July 1st of the next fiscal year and continue until the new
18 threshold amount has been reached or June 30th, whichever is sooner. Any revenue
19 generated by the tax in excess of the threshold amount shall belong to the state of
20 Washington. Any amount resulting from the threshold amount less the total fiscal year
21 distributions, as of June 30th, shall not be carried forward to the next fiscal year.
22 ~~((9))~~ (10) The tax shall cease to be distributed to a city imposing the tax under
23 subsection (3)(b) of this section for the remainder of the fiscal year, if the total
24 distributions to the city imposing the tax exceed five million dollars for the fiscal year.
25 (11) The following definitions apply throughout this section unless the context clearly
26 requires otherwise:
27 (a) "Annexation area" means an area that has been annexed to a city under chapter
28 35.13 or 35A.14 RCW. "Annexation area" includes all territory described in the city
29 resolution.
30 (b) "Department" means the department of revenue.

1 (c) "Municipal services" means those services customarily provided to the public by
2 city government.

3 (d) "Fiscal year" means the year beginning July 1st and ending the following June
4 30th.

5 (e) "Threshold amount" means the maximum amount of tax distributions as
6 determined by the city in accordance with subsection ~~((6))~~ (7) of this section that the
7 department shall distribute to the city generated from the tax imposed under this section
8 in a fiscal year.

9 (f) "Potential Annexation Area" means one or more geographic areas that a city
10 has officially designated for potential future annexation, as part of its comprehensive plan
11 adoption process under the state Growth Management Act, Chapter 36.70A RCW.

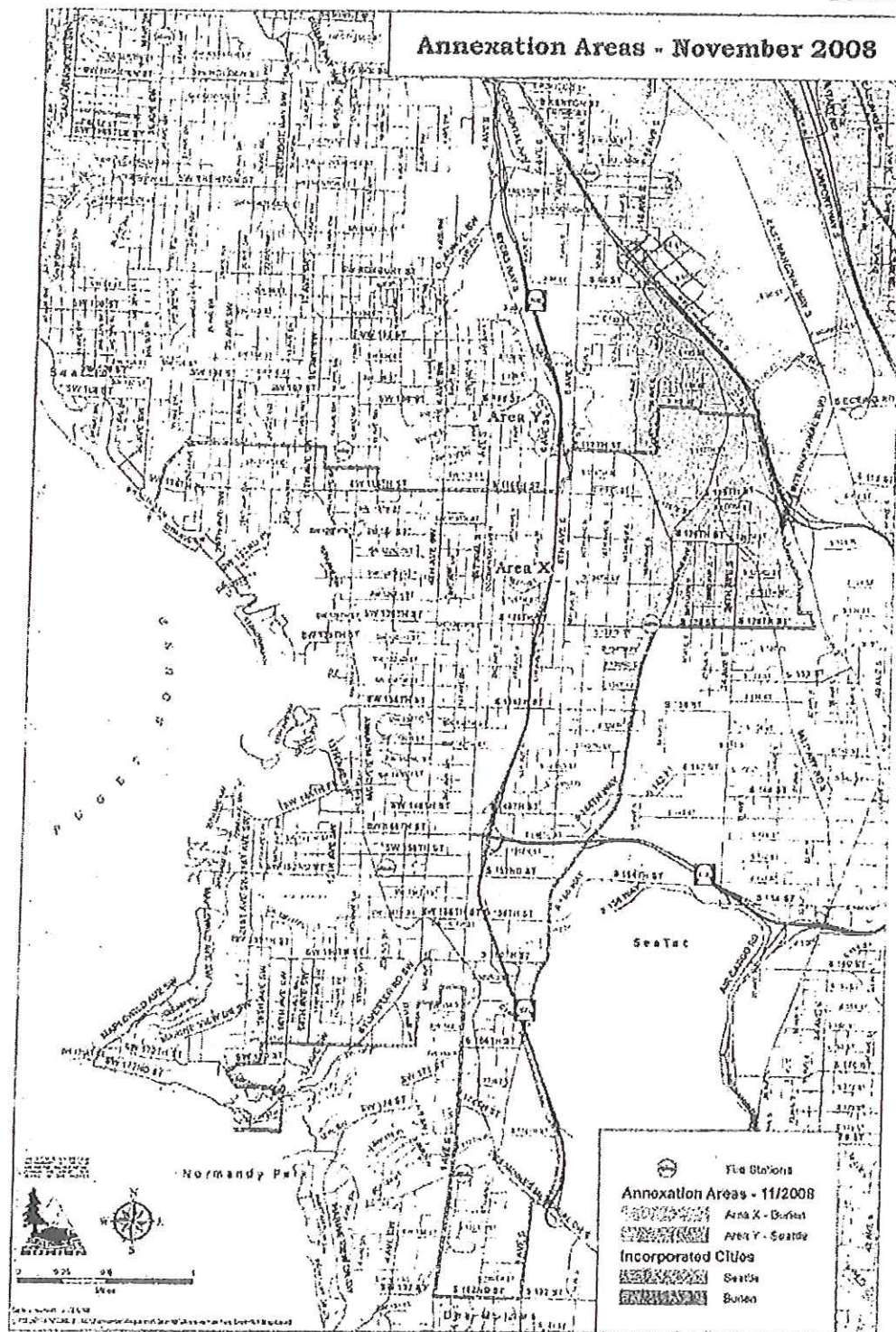
12 (12) Subsection (3)(b) of this section takes effect July 1, 2011.

13
14 --- END ---
15

RECEIVED

JUN 18 2015

WA State Boundary Review
Board For King Co.



AA2
m/w
K.P.
m/w
JLL
WA

RECEIVED

JUN 15 2015

**WA State Boundary Review
Board For King Co.**

Attachment 1

'North Highline Area Y' Fiscal Impacts and Liabilities

Expenditure Estimates (2014\$)	Fiscal Impact Range			
	Low		High	
Department	Ongoing	One time	Ongoing	One time
Finance General	\$225,884	\$0	\$225,884	\$0
Criminal Justice Contracted Services	\$1,492,821	\$0	\$1,492,821	\$0
Economic Development	\$0	\$0	\$10,000	\$0
Office for Education	\$0	\$0	\$2,219,564	\$0
Finance & Administrative Services	\$0	\$0	\$50,889	\$4,000
Fire Department	\$2,894,190	\$2,754,721	\$5,013,941	\$7,870,601
Human Services	\$1,902,439	\$0	\$2,481,880	\$0
Law Department	\$141,500	\$7,500	\$283,000	\$15,000
Library	\$1,968,902	\$1,136,538	\$2,176,998	\$1,136,538
Municipal Court	\$0	\$0	\$1,005,058	\$0
Neighborhoods	\$48,000	\$0	\$345,600	\$91,200
Parks & Recreation	\$463,013	\$311,146	\$463,013	\$311,146
Planning & Development	\$104,990	\$487,093	\$668,138	\$217,240
Police Department	\$4,730,726	\$2,587,567	\$5,123,406	\$2,777,467
Public Utilities*	\$435,000	\$5,000,000	\$435,000	\$5,000,000
Transportation	\$3,896,918	\$1,425,492	\$9,092,714	\$105,511,572
Expenditure Totals	\$18,304,384	\$13,710,057	\$31,087,906	\$122,934,764
Revenue Estimates (2014\$)				
General Subfund	\$8,964,093	\$0	\$8,964,093	\$0
Gas Tax	\$707,230	\$0	\$707,230	\$0
Vehicle Licensing Fees	\$226,000	\$0	\$226,000	\$0
Street Use Fees	\$222,000	\$40,000	\$222,000	\$40,000
REET Revenues	\$173,200	\$0	\$173,200	\$0
State Sales Tax Credit**	\$5,000,000	\$0	\$0	\$0
Revenue Totals	\$15,292,523	\$40,000	\$10,292,523	\$40,000
Net Fiscal Impact	(\$3,011,861)	(\$13,670,057)	(\$20,795,384)	(\$122,894,764)

*One time costs reflect SPU's estimate of future additional Drainage CIP costs and environmental liabilities, which are a significant concern due to known industrial contamination and lack of formalized drainage infrastructure in Area Y. Until an assessment is conducted the full extent of liabilities is unknown.

**Existing State law would allow Seattle a \$5 million annual tax credit for ten years if the annexation is approved. This credit is only available to annexations with a notice of Intent issued prior to December 31, 2015. The High End of the fiscal impact range excludes this credit.

Debt Service Estimate

*North Highline Area Y Fiscal Impact Summary

Expenditure Estimates (2014\$)

Department	One time	Term (yrs)	Rate	Payment	One time
Finance General	\$0				\$0
Criminal Justice Contracted Services	\$0				\$0
Economic Development	\$0				\$0
Office for Education	\$0				\$0
Finance & Administrative Services	\$0				\$4,000
Fire Department	\$2,754,721	20	4.5%	\$211,772	\$7,870,601
Human Services	\$0				\$0
Law Department	\$7,500				\$15,000
Library	\$1,136,538	5	3.0%	\$248,168	\$1,136,538
Municipal Court	\$0				\$0
Neighborhoods	\$0				\$91,200
Parks & Recreation	\$311,146	5	3.0%	\$67,940	\$311,146
Planning & Development	\$487,093	5	3.0%	\$106,359	\$217,240
Police Department	\$2,587,567				\$2,777,467
Public Utilities*	\$5,000,000	20	4.5%		\$5,000,000
Transportation	\$1,425,492	20	4.5%	\$109,586	\$105,511,572
Expenditure Totals	\$13,710,057			\$743,826	\$122,934,764

Revenue Estimates (2014\$)

General Subfund	\$0
Gas Tax	\$0
Vehicle Licensing Fees	\$0
Street Use Fees	\$40,000
REET Revenues	\$0
Revenue Totals	\$40,000

State Sales Tax Credit***

\$0

Revenue Totals

\$40,000

Net Fiscal Impact

(\$13,670,057)

(\$122,894,764)

*One time costs reflect SPUs estimate of future additional Drainage CIP costs and environmental liabilities, which are a significant concern due to known industrial contamination and lack of formalized drainage infrastructure in Area Y. Until an assessment is conducted the full extent of liabilities is unknown.

**Existing State law would allow Seattle a \$5 million annual tax credit for ten years if the annuities are approved. This credit is only available to annuities with a notice of intent issued prior to December 31, 2015. The High End of the fiscal impact range excludes this credit.

North Highline Annexation (Area Y)

Finance General

Annexation Summary – Estimated Costs (2014 dollars)

*DRAFT WORKING DOCUMENT
DELIBERATIVE USE*

Low Range of Estimated Expenditures				High Range of Estimated Expenditures			
Activity	FTE	Ongoing Costs	One-Time Costs	Activity	FTE	Ongoing Costs	One-Time Costs
Street Lights				Street Lights			
Reserve to pay street light bill to Seattle City Light		\$ 225,884		Reserve to pay street light bill to Seattle City Light		\$ 225,884	
TOTAL	0.00	\$ 225,884	\$0	TOTAL	0.00	\$ 225,884	\$0

Assumptions Applicable to Both Low and High Estimates			
o 1,509 streetlights at \$149.69 per light			

**Office of Economic
Development**

North Highline Annexation (Area Y)
Annexation Summary – Estimated Costs (2014 dollars)

*DRAFT WORKING DOCUMENT
DELIBERATIVE USE*

Low Range of Estimated Expenditures				High Range of Estimated Expenditures			
Activity	FTE	Ongoing Costs	One-Time Costs	Activity	FTE	Ongoing Costs	One-Time Costs
Business Outreach				Business Outreach			
Business Outreach		\$0	\$0	Business Outreach		\$10,000	\$0
TOTAL		\$0	\$0			\$10,000	\$0

Assumptions Applicable to Both Low and High Estimates

- o Expansion of Business Outreach services that are culturally relevant to the business community within the annexation area would require \$10,000 in ongoing General Subfund.
- o OED assumes that there would be an increase in CDBG allocated to the department as a result of the annexation. Any increase in CDBG would be directed to expand the Only in Seattle initiative within North Highline and would be 100% revenue backed by federal grants.

North Highline Annexation (Area Y)
Annexation Summary – Estimated Costs (2014 dollars)

Office for Education

DRAFT WORKING DOCUMENT
DELIBERATIVE USE

Low Range of Estimated Expenditures				High Range of Estimated Expenditures			
Activity	FTE	Ongoing Costs	One-Time Costs	Activity	FTE	Ongoing Costs	One-Time Costs
Education Funding				Education Funding			
Beverly Park/Glensdale Elementary	0.00	\$0	\$0	Beverly Park/Glensdale Elementary	0.00	\$322,534	\$0
Mountview Elementary	0.00	\$0	\$0	Mountview Elementary	0.00	\$322,534	\$0
Southern Heights Elementary	0.00	\$0	\$0	Southern Heights Elementary	0.00	\$322,534	\$0
White Center Heights Elementary	0.00	\$0	\$0	White Center Heights Elementary	0.00	\$322,534	\$0
Hilltop Elementary	0.00	\$0	\$0	Hilltop Elementary	0.00	\$322,534	\$0
Cascade Middle School	0.00	\$0	\$0	Cascade Middle School	0.00	\$162,000	\$0
School-based Health Center-Evergreen High School	0.00	\$0	\$0	School-based Health Center-Evergreen High School	0.00	\$260,175	\$0
Seattle Youth Violence Prevention Initiative				Seattle Youth Violence Prevention Initiative			
			0.00	Increase number of youth served	0.00	\$184,719	\$0
TOTAL	0.00	\$0	\$0	TOTAL	0.00	\$2,219,564	\$0

Assumptions - Low Estimate	Assumptions - High Estimate
<p>o Education - The low estimate does not include any increased spending for schools in the area until 2018 when the next Families and Education Levy is renewed.</p>	<p>o Education - Schools noted above were selected based on the percentage of students who qualify for Free or Reduce Lunch (FRL), the percent in transitional bilingual, and how they compared to the statewide average on key MSP milestone years. All elementary/middle schools are considered high need. High school is 3 separate skills centers on one campus - Evergreen. High School is high FRL but given the school's results and number of students, OFE would not consider them high need compared to other Seattle Schools. Middle school costed at MS Linkage level. The high estimate would fund these schools from General Fund until they could be added to the 2018 Families and Education Levy renewal.</p>
<p>o Seattle Youth Violence Prevention Initiative - The low estimate keeps the SYVPI capped at 500 youth served per network.</p>	<p>o Seattle Youth Violence Prevention Initiative - The high estimate would add 53 youth to the network. OFE determined share of King County Part 1) Arrests in Sherrif's K1, K7, and K11 beats; 2) Used ratio in step 1 to determine K1, K7, K11 share of King County Juvenile Felony arrests; 3) Determined SYVPI ratio of youth on network caseloads to juvenile arrests in network areas; 4) Multiplied SYVPI ratio of youth to arrests in network areas by K1, K7, K11 share of juvenile felony arrests. OFE suspects that this may be a low figure since police presence would increase after annexation, but OFE doesn't have reliable figures to estimate the additional amount.</p>
Assumptions Applicable to Both Low and High Estimates	
<p>o Preschool for All- No costs determined yet as of 5/15/14. Costs for this would need to be added to future annexation package.</p>	

North Highline Annexation (Area Y)
Annexation Summary – Estimated Costs (2014 dollars)

Finance & Admin
Services

*DRAFT WORKING DOCUMENT
DELIBERATIVE USE*

Low Range of Estimated Expenditures				High Range of Estimated Expenditures			
Activity	FTE	Ongoing Costs	One-Time Costs	Activity	FTE	Ongoing Costs	One-Time Costs
Animal Control				Animal Control			
					0.5	\$50,889	\$4,000
TOTAL	0.0	\$0	\$0		0.5	\$50,889	\$4,000

Assumptions - Low Estimate	Assumptions - High Estimate
o Assumes that animal control dispatched calls will be covered by existing staff.	o Assumes that a 0.5 FTE Animal Control Officer II is added to handle the dispatched calls reported by King County.
Assumptions Applicable to Both Low and High Estimates	

o Assumes Licensing and Standards inspections will be absorbed by existing personnel.

North Highline Annexation (Area Y)
Annexation Summary – Estimated Costs (2014 dollars)

Seattle Fire
Department

DRAFT WORKING DOCUMENT
DELIBERATIVE USE

Low Range of Estimated Expenditures				High Range of Estimated Expenditures			
Activity	FTE	Ongoing Costs	One-Time Costs	Activity	FTE	Ongoing Costs	One-Time Costs
Capital - Fire Station 18				Capital - Fire Station 18			
Station @ SW 112th				Station @ SW 112th			
St 7,600 sf		\$78,812	\$1,500,000	St 7,600 sf		\$78,812	\$4,500,000
Maintenance				Maintenance			
Facilities				Facilities			
3,000 sf		\$31,110	N/A	3,000 sf		\$31,110	N/A
Small Garage				Small Garage			
300 sf		\$3,111	N/A	300 sf		\$3,111	N/A
Fire Service							
1 Engine Apparatus		\$106,645	\$0	1 Engine Apparatus		\$106,645	\$0
Captain	1.0	\$158,572	\$66,046	Captain	1.0	\$158,572	\$66,046
Lieutenants	3.0	\$429,720	\$111,191	Lieutenants	3.0	\$429,720	\$111,191
Firefighters	15.0	\$1,867,860	\$557,230	Firefighters	15.0	\$1,867,860	\$557,230
Training		\$24,613	\$177,466			\$24,613	\$177,466
Medic One							
Paramedics	0.0			1 Medic Truck		\$61,245	\$210,000
Training				Paramedics	10.0	\$1,449,110	\$0
Communications				Training		\$27,279	\$1,506,072
Dispatchers	0.0			Dispatchers	4.0	\$564,592	
Training				Training		\$11,582	\$339,880
Other							
Equipment / Supplies		\$35,095	\$182,528	Equipment / Supplies		\$41,038	\$242,456
Information Systems		\$14,160	\$160,260	Information Systems		\$14,160	\$160,260
LEOFF I retirement and healthcare liability		\$144,492		LEOFF I retirement and healthcare liability		\$144,492	
TOTAL	19.0	\$2,894,190	\$2,754,721		33.0	\$5,013,941	\$7,870,601

Assumptions - Low Estimate	Assumptions - High Estimate
<ul style="list-style-type: none"> o In order for SFD to occupy, the station will need major tenant improvements to configure the bunkrooms, bathrooms, locker rooms, and officers' quarters. Assumes full finishes with no new electrical system and no new roof. 	<ul style="list-style-type: none"> o The upgrade that is assumed has major tenant improvements to configure the bunkrooms, bathrooms, locker rooms, and officers' quarters. Facility will also need seismic upgrades, roofs, new electrical service, and a standard generator. FAS supports the option that addresses the deferred maintenance of any aging/failing conditions of building systems (i.e. roof, envelop, windows, HVAC, alerting, electrical) and the necessary seismic upgrades to immediate occupancy which is the standard for all City of Seattle fire stations. What is not costed in these tables is SFD's desire to perform a review that would determine the feasibility of a new 3-bay station located at an optimum location for response coverage. Using Fire Levy station modeling, that structure would cost approximately \$13.5 million.
	<ul style="list-style-type: none"> o A medic unit of two on-duty positions (10 FTE) is added. This would be the eighth medic unit in the city.
	<ul style="list-style-type: none"> o A dispatcher is added to daily staffing.
<ul style="list-style-type: none"> o Equipment and supplies are for the new firefighters and engine. 	<ul style="list-style-type: none"> o Equipment and supplies needed for new firefighters, paramedics and two new vehicles.
<ul style="list-style-type: none"> o Training costs are for transfers from North Highline who will staff the new engine company. 	<ul style="list-style-type: none"> o Training costs are for transfers from North Highline, paramedics, dispatchers and new recruits.

Assumptions Applicable to Both Low and High Estimates	
<ul style="list-style-type: none"> o Responsibility for fire service assumed by SFD and continues to be provided by an engine company working out of the existing station, but the crew adds one on-duty firefighter to the existing three-person crew. The company's workload is approximately 2,400 calls per year. In 2009, the average number of emergency responses per engine company in Seattle was 1,976. 	
<ul style="list-style-type: none"> o One-time costs for the "Fire Service" positions represent the cost of transferring benefits of 19 firefighters from the North Highline Fire District. These are unlikely to be 2014 costs, as they will not have to be paid until the firefighter retires from active duty. 	
<ul style="list-style-type: none"> o Information systems costs will connect station and new staff to the City's systems. 	
<ul style="list-style-type: none"> o Under State law, Seattle would be required to pay a share of the retirement and healthcare costs of eleven LEOFF I members from the Highline Fire District. 	

North Highline Annexation (Area Y)
Annexation Summary – Estimated Costs (2014 dollars)

Human Services
Department

DRAFT WORKING DOCUMENT
DELIBERATIVE USE

Low Range of Estimated Expenditures				High Range of Estimated Expenditures			
Activity	FTE	Ongoing Costs	One-Time Costs	Activity	FTE	Ongoing Costs	One-Time Costs
Early Learning & Family Support				Early Learning & Family Support			
Child Care Assistance Birth-12		\$632,288		Child Care Assistance Birth-12	1.0	\$716,574	
ECEAP		\$262,100		ECEAP		\$262,100	
Family Support services		\$340,000		Family Support services		\$466,000	
Citizenship		\$88,000		Citizenship		\$88,000	
Youth Development and Achievement				Youth Development and Achievement			
Academic Support		\$161,063		Academic Support		\$161,063	
Employment		\$90,990		Employment	1.0	\$190,990	
Case Management		\$0		Case Management		\$242,878	
Public Health- Heidi				Public Health- Heidi			
Outreach		\$25,000		Outreach		\$25,000	
Oral Health		\$20,000		Oral Health		\$20,000	
Primary medical/dental care		\$200,000		Primary medical/dental care		\$200,000	
Aging and Disability Services				Aging and Disability Services			
Case Management		\$46,400		Case Management		\$46,400	
Senior Centers		\$0		Senior Centers		\$26,276	
Information & Assistance		\$15,425		Information & Assistance		\$15,425	
Other ADS Svcs.		\$21,173		Other ADS Svcs.		\$21,173	
TOTAL	0.00	\$1,902,439	\$0	TOTAL	2.00	\$2,481,880	\$0

Assumptions Applicable to Both Low and High Estimates
--

- o Child care assistance would provide subsidies to 125 additional eligible families with children ages birth - 12. Roughly 6% of 2,126 children in North Area Y will qualify for the program. 49 children are already in the program from the same region.
- o One ECEAP (Early Childhood Education and Assistance Program) site would provide early learning and school readiness services to 50 children at slot cost of \$5242 for \$262,100.
- o One Step Ahead Preschool site would provide early learning and school readiness services to 50 children at slot cost of \$4,220 for \$211,000.
- o Family support services include one family center serving 400 families with family support and information and referral services (\$340,000); teen parent support services for 60 young parents at family center (\$65,000) and immigrant and refugee parent education for 40 families (\$61,000) for total of \$466,000. Area Y has high percentage of low-income families of color, and families with multiple home languages.
- o New Citizenship services would provide education and assistance in achieving U.S. citizenship for 60 adults. In White Center, 34% of census adults were foreign-born along with 22% in Boulevard Park.
- o 150 youth would be provided academic support services for \$161,063.
- o Aging and Disability Services - Increase based on maintaining current level of City General Fund investments per ADS client (\$191.52).
- o There's nothing specifically CDBG-related that affects this analysis. The effect on the CDBG allocation (since it's based on a formula) will be minimal as the population change is not significant, but the variances in the data and overall federal budget amounts these days are just too great to project.

North Highline Annexation (Area Y)
Annexation Summary – Estimated Costs (2014 dollars)

Law Department

DRAFT WORKING DOCUMENT
DELIBERATIVE USE

Low Range of Estimated Expenditures				High Range of Estimated Expenditures			
Activity	FTE	Ongoing Costs	One-Time Costs	Activity	FTE	Ongoing Costs	One-Time Costs
Criminal Division				Criminal Division			
	1.50	\$ 141,500	\$ 7,500		3.00	\$ 283,000	\$ 15,000
TOTAL	1.50	\$ 141,500	\$ 7,500	TOTAL	3.00	\$ 283,000	\$ 15,000

Assumptions - Low Estimate	Assumptions - High Estimate
o Low end estimate reflects the decreasing number of cases received and cases filed since 2010 in the Criminal Division.	
Assumptions Applicable to Both Low and High Estimates	
o Based on an estimated 1,200 additional midsemeanor cases filed. This would be an increase of almost 15% in cases reviewed for potential filing per year.	

North Highline Annexation (Area Y)
Annexation Summary – Estimated Costs (2014 dollars)

Seattle Public Library

DRAFT WORKING DOCUMENT
DELIBERATIVE USE

Low Range of Estimated Expenditures				High Range of Estimated Expenditures			
Activity	FTE	Ongoing Costs	One-Time Costs	Activity	FTE	Ongoing Costs	One-Time Costs
<i>Greenbridge Library</i>				<i>Greenbridge Library</i>			
Start-up costs				Start-up costs			
Library Collections	0.0	\$95,325	\$159,688	Library Collections		\$95,325	\$159,688
Facility Rent & Taxes*		\$191,108		Facility Rent & Taxes*		\$191,108	
Security Services**				Security Services**			
Information Technology		\$56,460	\$149,290	Information Technology		\$56,460	\$149,290
Operating costs				Operating costs			
Public Services Staffing***	2.4	\$189,735		Public Services Staffing***	5.4	\$397,831	
Facilities and Maintenance Services	0.5	\$47,125	\$1,000	Facilities and Maintenance Services	0.5	\$47,125	\$1,000
<i>White Center Library</i>				<i>White Center Library</i>			
Start-up costs				Start-up costs			
Library Collections	0.0	\$347,250	\$598,100	Library Collections	0.0	\$347,250	\$598,100
Security Services*	1.0	\$79,220	\$36,400	Security Services*	1.0	\$79,220	\$36,400
Information Technology		\$57,180	\$188,560	Information Technology		\$57,180	\$188,560
Operating costs				Operating costs			
Public Services Staffing**	10.4	\$773,809		Public Services Staffing**	10.4	\$773,809	
Maintenance Services	1.0	\$131,689	\$3,500	Maintenance Services	1.0	\$131,689	\$3,500
TOTAL	15.2	\$1,968,902	\$1,136,538	TOTAL	18.2	\$2,176,998	\$1,136,538

Assumptions - Low Estimate	Assumptions - High Estimate
<ul style="list-style-type: none"> o Public Services Staffing: Assumes Greenbridge Library would operate on current schedule of 28 hours per week. 	<ul style="list-style-type: none"> o Public Services Staffing: Assumes library branches will operate on schedules comparable to similarly sized existing Seattle libraries. For this analysis, Greenbridge operating hours and staffing was based on the Wallingford branch (and the Northgate branch

Assumptions Applicable to Both Low and High Estimates
--

- | |
|---|
| <ul style="list-style-type: none"> o Library Collections: SPL is unlikely to accept the KCLS collections, and will provide commensurate collections of books, DVDs, periodicals and other materials to Greenbridge and White Center as similarly sized branches. o Facility Rent & Taxes: Facility calculated based on sublease agreement between the YWCA and KCLS. Costs will need to be updated when contact with the YWCA about the rental lease is possible. Agreement assumes an automatic annual increase of 4% rental charge to cover shared operating costs. |
|---|

- o **Security Services:** Assumes services will be shared between the White Center and Greenbridge branches.

**Seattle Municipal
Court**

North Highline Annexation (Area Y)
Annexation Summary – Estimated Costs (2014 dollars)

*DRAFT WORKING DOCUMENT
DELIBERATIVE USE*

Low Range of Estimated Expenditures				High Range of Estimated Expenditures			
Activity	FTE	Ongoing Costs	One-Time Costs	Activity	FTE	Ongoing Costs	One-Time Costs
Courtroom Operations				Courtroom Operations			
					3.57	\$ 347,617	
Magistrate Operations				Magistrate Operations			
					1.36	\$ 128,038	
Court Operations Support				Court Operations Support			
					3.31	\$ 251,232	
Probation				Probation			
					2.59	\$ 278,171	
TOTAL	0.0	\$0	\$0	TOTAL	10.8	\$1,005,058	\$0

Assumptions Applicable to Both Low and High Estimates

- o Estimate assumes 693 additional criminal case filing at SMC due to the annexation, representing a 7.1% increase in both estimated criminal cases and infractions.

North Highline Annexation (Area Y)
Annexation Summary – Estimated Costs (2014 dollars)

Department of
Neighborhoods

DRAFT WORKING DOCUMENT
DELIBERATIVE USE

Low Range of Estimated Expenditures				High Range of Estimated Expenditures			
Activity	FTE	Ongoing Costs	One-Time Costs	Activity	FTE	Ongoing Costs	One-Time Costs
P-Patch				P-Patch			
Outreach & Physical Improvements				Outreach & Physical Improvements		\$600	\$29,200
Staff				Staff		\$15,000	
Neighborhood Matching Fund				Neighborhood Matching Fund			
NMF Project Manager				NMF Project Manager	0.50	\$50,000	
Funding for Community Projects				Funding for Community Projects		\$105,000	
Historic Preservation & Landmarks				Historic Preservation & Landmarks			
Staff				Staff	0.25	\$31,000	
Historic Resources Survey & Inventory				Historic Resources Survey & Inventory			\$30,000
Neighborhood District Coordinators				Neighborhood District Coordinators			
Neighborhood District Coordinator				Neighborhood District Coordinator	0.50	\$56,000	\$2,000
Neighborhood Planning Outreach (Community Development)				Neighborhood Planning Outreach (Community Development)			
Planning &	0.50	\$48,000		Planning & Developn	0.50	\$48,000	
				Admin Staff	0.50	\$40,000	
				Operations &			\$30,000
TOTAL	0.5	\$48,000	\$0	TOTAL	2.3	\$345,600	\$91,200
Assumptions - Low Estimate				Assumptions - High Estimate			

o P-Patch: Estimate assumes that King County Housing would continue to manage the Seola Gardens and Green Bridge Community Gardens and that the White Center Heights Community Garden would continue to be managed by the current non-profit.	o P-Patch: Estimates are based on the assumption that the existing community gardens (two of which are owned and managed by King County Housing and one that is managed by a non-profit) will be managed by P-Patch.
o Neighborhood Matching Fund: No increase in NMF assumes that residents of the annexed area would compete for the existing NMF grants	o Neighborhood Matching Fund: The .5 FTE NMF Project Manager would be responsible for developing and implementing outreach strategies to inform and engage community members about the NMF program. In addition, the .5 position would support prospective applicants and current awardees in project development, project management and volunteer coordination. The NMF Project Managers would be required to assist awardees in understanding and complying with the City of Seattle policies, regulations, and contractual agreements.
o Historic Preservation: Assumes the City would utilize the existing survey conducted by King County in 2004 for the White Center Historic District and that there would be no historic district.	o Historic Preservation: Additional staffing would be needed to provide the necessary level of service based on a potential landmark district along the commercial area of 16th Avenue SW and that the survey and inventory previously conducted by King County would be updated because it did not include all of Area Y and none of the Triangle and Silver.
o Neighborhood District Coordinators: Assumes that newly annexed neighborhoods would be incorporated into existing Neighborhood District in Delridge.	o Neighborhood District Coordinator: FTE required to help communicate and provide service consistent with other neighborhood districts. NDC would potentially serve as a key communications partner for the city between department and other city programs and services.
o Neighborhood Planning Outreach: 0.5 FTE Planning and Development Spec II assumes that the City will update and adopt the White Center Neighborhood Action Plan, published in 2009, as developed by the White Center PDA. This position would also perform outreach to inform and engage residents about services like the Neighborhood Matching Fund, P-Patch, and Historic Preservation & Landmark Districts programs and services that the department provides. No POEL support would be provided.	o Neighborhood Planning Outreach: Planning and Development Spec II FTE assumes that the City will update and adopt the White Center Neighborhood Action Plan, published in 2009, as developed by the White Center PDA. DON would support the community development engagement work of the White Center CDA and DPD. Outreach programs and supplies includes budget for support from the Public Outreach & Engagement Liaison program (20K).

North Highline Annexation (Area Y)
Annexation Summary – Estimated Costs (2014 dollars)

Department of Parks
& Recreation

DRAFT WORKING DOCUMENT
DELIBERATIVE USE

Low Range of Estimated Expenditures				High Range of Estimated Expenditures			
Activity	FTE	Ongoing Costs	One-Time Costs	Activity	Ongoing Costs	One-Time Costs	
Facilities Maintenance				Facilities Maintenance			
Personnel	0.49	\$55,818		Personnel	0.49	\$55,818	
Non-personnel		\$43,889		Non-personnel		\$43,889	
One-time			\$10,625	One-time			\$10,625
Grounds Maintenance				Grounds Maintenance			
Personnel	3.00	\$227,391		Personnel	3.00	\$227,391	
Non-personnel		\$135,915		Non-personnel		\$135,915	
One-time vehicles and equipment			\$207,194	One-time vehicles and equipment			\$207,194
Capital				Capital			
White Center Heights Park			\$22,527	White Center Heights Park			\$22,527
Lakewood Park picnic shelter upgrade			\$48,273	Lakewood Park picnic shelter upgrade			\$48,273
North Shorewood Park improvements			\$22,527	North Shorewood Park improvements			\$22,527
TOTAL	3.49	\$463,013	\$311,146	TOTAL	3.49	\$463,013	\$311,146

Assumptions Applicable to Both Low and High Estimates

- o Initial restoration of the trees and natural areas is not performed in the first year after annexation. This work is done when resources are available.
- o Steve Cox Memorial Park and the community center inside the park will not be taken over by the City. It will remain with King County in its regional park system, funded by the King County Parks Levy (2014-2019).
- o Recreation programs offered at the community center will be provided through the King County levy or via partnerships with King County.
- o Evergreen Pool and the surrounding athletic fields will not be taken over by the City. Ownership transferred in 2010 from King County to the Highline School District.

- o The scheduling of the athletic fields will be done by Highline School District, not by the Parks' scheduling office.
- o Parks to be operated and maintained are Lakewood Park, North Shorewood Park, White Center Heights Park, Hamm Creek Natural Area, and White Center Pond Natural Area.
- o Grounds maintenance staffing includes 1.5 FTE maintenance laborer, 0.5 FTE gardener, and 1.0 FTE senior lead, who will have responsibility for the five North Highline Parks, Westcrest Park and Myrtle Reservoir.
- o Facilities maintenance work will be performed with small amounts of time from nine DPR shops, working a range of 8 to 209 hours each year among all five parks. Includes the cost of maintaining three existing sanicans in Lakewood Park and White Center Heights Park.
- o Upgrades needed to the irrigation system and Maxicom utility box at White Center Heights Park.
- o Lakewood Park capital projects include new picnic tables and trashcans, a new roof on the caretaker's house, removing mold from walls, cleaning and painting the caretaker's house, and potentially upgrading the pump house controls and motors.
- o North Shorewood Park will receive an upgrade to its swing-set and improvements to the basketball half-court.
- o Lakewood Park would not have a lifeguarded beach.
- o No off-leash areas in the North Highline parks.
- o Parks without irrigation would have "brown-out" during summer months with no manual watering.
- o Natural areas within parks would be maintained as natural areas.

North Highline Annexation (Area Y)
Annexation Summary – Estimated Costs (2014 dollars)

High Range of Estimated Expenditures				High Range of Estimated Expenditures			
Activity	FTE	Ongoing Costs	One-Time Costs	Activity	FTE	Ongoing Costs	One-Time Costs
Code Enforcement				Code Enforcement			
Housing/Zoning Inspector, Sr	1.00	\$ 104,990	\$ 35,000	Housing/Zoning Inspector, Sr	1.00	\$ 104,990	\$ 35,000
Annexation Zoning Alignment				Annexation Zoning Alignment			
Planning & Development Specialist, Sr	1.00		\$ 122,240	Planning & Development Specialist, Sr	1.00		\$ 122,240
Planning Study				Planning Study			
Planning & Development Specialist, Sr	1.20		\$ 329,853	Planning & Development Specialist, Sr	2.00	\$ 463,148	
Consultant Services				Consultant Services			\$ 60,000
Data Integrity				Data Integrity			
				Conversion and indexing of King County permit records	0.50	\$ 100,000	
TOTAL	3.20	\$104,990	\$487,093	TOTAL	4.50	\$668,138	\$217,240
Assumptions - Low Estimate				Assumptions - High Estimate			
o Planning Study - Not included in the low estimate.				o Planning Study - A minimum duration of two years. The study will apply long-term zoning strategy consistent with City policy.			
o Data Integrity - Not included in the low estimate.							
Assumptions Applicable to Both Low and High Estimates							

o **Code Enforcement** - Housing and Land Use enforcement would require senior level inspection services to ensure that ongoing King County complaints and cases are appropriately closed or transferred. One time costs include a vehicle and office and field equipment. Low range and high ranges costs are the same. If Area Y is annexed, costs and workload for the Triangle and Sliver areas could be absorbed by the 1.0 FTE needed to cover the service demands/workload for Area Y.

o **Code Enforcement Note** - Annexation of Area Y would generate additional work of the Rental Registration and Inspection Ordinance (RRIO) Program. Although it is difficult to estimate the amount of additional RRIO-related services needed for Area Y, the costs would be supported by fees specific to the RRIO program.

o **Annexation Zoning Alignment** - One year duration that would need to commence as early as possible; zoning must be resolved prior to annexation (to resolve differences in King County and Seattle zoning regulations/standards) and make adjustments in advance of incorporation with a commitment to undertake closer look at outstanding issues.

o **Permit/Plans Review & Inspection** - Assumes King County will complete review of all applications accepted but permit not issued at time of annexation. King County will complete all inspections of issued but not finalized permits at the time of annexation. King County readily makes available all permit records for the areas to be annexed. Customer base will likely require some public outreach and probably additional coaching and that is an area where GF support might be appropriate. Inventory of existing refrigeration, boilers/pressure vessels and conveyances is readily available from King County. Access to accurate information about side sewer and drainage lines on private property and identification of capacity-constrained areas is available. These assumptions apply to all three areas.

**Seattle Police
Department**

Low Range of Estimated Expenditures				High Range of Estimated Expenditures			
Activity	FTE	Ongoing Costs	One-Time Costs	Activity	FTE	Ongoing Costs	One-Time Costs
Patrol & Specialty Units				Patrol & Specialty Units			
Patrol officers	34.00	\$3,838,568	\$810,000	Patrol officers	34.00	\$4,179,774	\$882,000
Sergeants	3.00	\$70,422	\$15,000	Sergeants	4.00	\$93,896	\$20,000
CPT	1.00			CPT	2.00		
ACT	1.00			ACT	0.00		
Traffic and Canine	1.00			Canine	1.00		
Vehicles + Phones (15,17)		\$233,048	\$756,900	Vehicles + Phones (15,18)		\$233,048	\$760,700
VMDTs & Sectors (13)		\$0	\$174,867	VMDTs & Sectors (13)		\$0	\$174,867
Burglary				Burglary			
Burglary/Juv Sgt	1.00	\$23,474	\$5,000	Burglary/Juv Sgt	1.00	\$23,474	\$5,000
Burglary/Juv Det	1.00			Burglary/Juv Det	2.00		
Vehicles + Phones (2)		\$30,000	\$68,600	Vehicles + Phones (3)		\$45,000	\$102,900
Centralized Detectives				Centralized Detectives			
Detectives	3.00			Detectives	5.00		
Vehicles + Phones (3)		\$19,500	\$112,200	Vehicles + Phones (5)		\$32,500	\$187,000
Other				Other			
Dispatcher I	1.00	\$84,534	\$5,000	Dispatcher I	1.00	\$84,534	\$5,000
Dispatcher II	4.00	\$431,180	\$145,000	Dispatcher II	4.00	\$431,180	\$145,000
Capital				Capital			
Southwest Precinct capital improvements		\$0	\$495,000	Southwest Precinct capital improvements		\$0	\$495,000
TOTAL	50.00	\$4,730,726	\$2,587,567	TOTAL	54.00	\$5,123,406	\$2,777,467

Assumptions Applicable to Both Low and High Estimates

- o Funding to hire recruits/student officers for both high end (49) and low end (45) requested sworn is included in the Patrol Officers dollar calculations. FTE is shown where they will be assigned.
- o New sworn officer dollars assume 5 months as a recruit and 7 months as a student officer. One-time officer costs include costs for equipment and testing required before job offer extended and equal \$18,000 per new Patrol Officer.
- o The Sergeant cost reflects the incremental pay difference between a Patrol Officer and Sergeant and \$5,000 in one-time office equipment.
- o 911 Communications adds one call taker and assumes new Dispatch Console is activated and staffed 24-7. This would be required to maintain service levels Citywide with increased call volume.
- o Facility/space costs assume construction at the Southwest Precinct to accommodate new patrol officers and sergeants, CPT officers, and burglary/juvenile detectives. Includes: lockers and locker space, buildouts, bathroom improvements and expansion, related precinct improvements, new equipment.

Assumptions - Low Estimate	Assumptions - High Estimate
<ul style="list-style-type: none"> o Assumes relief Sergeant is already provided at the Watch level. o Specialty officers are spread equally across CPT, ACT, Traffic/Canine. o Low Range estimate used Seattle population to Detective Ratios to determine the appropriate number of specialty officers for the net increased population. 	<ul style="list-style-type: none"> o Provides 1 additional Sergeant to provide relief at the Sector level. o Emphasis placed on Community Police Teams in High Range. o High range assumes one additional Juvenile/Burglary Detective and 2 additional Centralized Detective to offset perceived higher crime levels.

North Highline Annexation (Area Y)
Annexation Summary – Estimated Costs (2014 dollars)

Seattle Public Utilities

DRAFT WORKING DOCUMENT
DELIBERATIVE USE

Low Range of Estimated Expenditures				High Range of Estimated Expenditures			
Activity	FTE	Ongoing Costs	One-Time Costs	Activity	FTE	Ongoing Costs	One-Time Costs
Water				Water			
Hydrant maintenance		\$223,000		Hydrant maintenance		\$223,000	
Drainage				Drainage			
WQ, Flow Control Improvements			\$5,000,000	WQ, Flow Control Improvements			\$5,000,000
Sewer Rates				Sewer Rates			
SPU Customer Services/Franchise Admin		\$25,000		SPU Customer Services/Franchise Admin	0.25	\$25,000	
Solid Waste				Solid Waste			
Graffiti and Illegal Dumping		\$187,000		Graffiti and Illegal Dumping	1.50	\$187,000	
TOTAL	0.00	\$435,000	\$5,000,000		1.75	\$435,000	\$5,000,000

Assumptions Applicable to Both Low and High Estimates

Utility Service Provision:

SPU would provide water, drainage and solid waste utility services in Area Y either directly and/or under contract with providers consistent with the City's current system. Residents and businesses in the Area Y would become SPU customers, pay SPU rates and receive SPU services. SPU would assume water services in Area Y, taking over WD 45 and WD 20 assets and customers fully but also arranging to contract back out to WD 20 (since their district would be split) for M&O. Solid waste services would come under City contract after the City gives WMX the required 7 year notice unless WMX agrees to do so earlier. For sewer services, the City would negotiate with ValVue and SWSSD for sewer service provision under a 10 year franchise agreement due mostly to large differentials in current rate structures.

Utility Rate Impacts:

SPU anticipates a slight net revenue increase for solid waste and drainage funds after assuming service provision in Area Y. For water service provision, the SPU water fund is anticipated to experience a net revenue deficit (or ongoing costs) of about \$581,000/year for Area Y water service provision. This cost impact is due mostly to the loss of SPU's current "outside the City 14% surcharge revenue." SPU could raise overall water rates (or lower current service provision) to cover this deficit impacting bills by an additional \$0.13/month for a residential customer. Note: annualized cost figures include ongoing O&M costs, transition expenditures and a base "annualized CIP" expenditure figure that is derived from existing average CIP expenditures by current Area Y service providers.

General Subfund Impacts (Utility Related):

Anticipated *revenue* is derived from City Utility Taxes on each utility line of business that the City would provide directly or under contract (water, drainage, solid waste). For sewer services, the City may charge a franchise fee (but not a utility tax) for services not under its control. General SubFund *costs* are related to SPU service provision that will include on-going fire hydrant maintenance, sewer franchise admin and litter and graffiti service costs that are a general fund expense.

One Time Costs for Environmental Liabilities:

Future additional Drainage CIP costs and liabilities are a significant concern due to known industrial contamination and lack of formalized drainage infrastructure in Area Y. Until an assessment is conducted the **full extent of liabilities is unknown**. Minimally, however, if it were in a very modest \$5,000,000 range this would translate into a first year Drainage rate impact of 2.8 % or an additional \$0.50/month for an SPU residential customer.

North Highline Annexation (Area Y)
Annexation Summary – Estimated Costs (2014 dollars)

Seattle Department of
Transportation

DRAFT WORKING DOCUMENT
DELIBERATIVE USE

Low Range of Estimated Expenditures				High Range of Estimated Expenditures			
Activity	FTE	Ongoing Costs	One-Time Costs	Activity	FTE	Ongoing Costs	One-Time Costs
Capital				Capital			
Arterial Asphalt and Concrete Program (AACP)	5.50	\$901,500		Arterial Asphalt and Concrete Program	9.50	\$2,395,000	\$100,000,000
Arterial Major Maintenance		\$32,000		Arterial Major Maintenance		\$32,500	
Non-arterial Asphalt Street Resurfacing		\$21,000		Non-arterial Asphalt Street Resurfacing		\$2,865,000	
Sidewalk Safety Repair		\$86,000		Sidewalk Safety Repair		\$215,000	
Bike/Pedestrian Master Plan	2.00	\$375,500	\$21,000	Bike/Pedestrian Master Plan	2.00	\$940,000	\$21,000
Retaining Walls	0.50	\$21,390	\$13,050	Retaining Walls	0.50	\$21,390	\$13,050
New Traffic Signals	0.00	\$0	\$0	New Traffic Signals	0.00	\$0	\$600,000
Operating				Operating			
Routine Street Maintenance		\$375,000		Routine Street Maintenance		\$375,000	
Bike/Pedestrian O&M Costs		\$19,500		Bike/Pedestrian O&M Costs		\$50,000	
Maintain inventory of pavement and sidewalks			\$43,000	Maintain inventory of pavement and sidewalks			\$43,000
Street-use inspections	2.00	\$375,036	\$61,544	Street-use inspections	2.00	\$375,036	\$61,544
Stairways		\$11,449	\$10,788	Stairways		\$11,449	\$10,788
Traffic Signal Maintenance	1.00	\$529,000	\$162,000	Traffic Signal Maintenance	1.00	\$529,000	\$162,000
Parking, curb-space mgmnt, temp traffic control, special event traffic planning	0.50	\$243,000	\$105,000	Parking, curb-space mgmnt, temp traffic control, special event traffic planning	0.50	\$243,000	\$105,000

Commercial Vehicle Permitting and Enforcement			\$13,100		Commercial Vehicle Permitting and Enforcement			\$13,100
Community Parking and Access Program					Community Parking and Access Program	0.50		\$250,000
Commute Trip Reduction			\$45,000		Commute Trip Reduction			\$45,000
Traffic Operations	2.00	\$507,000	\$115,000		Traffic Operations	2.00	\$507,000	\$115,000
Traffic Data and Records	0.50	\$51,500	\$28,000		Traffic Data and Records	0.50	\$51,500	\$135,300
Urban Forestry	2.00	\$279,943	\$192,610		Urban Forestry	3.00	\$413,739	\$270,890
Transportation Plan Updates			\$100,000		Transportation Plan Updates			\$600,000
Update City Travel Demand Model			\$10,000		Update City Travel Demand Model			\$10,000
Outstanding Data Items					Outstanding Data Items			
Interconnecting traffic signals and connecting them to the TMC			\$105,000		Interconnecting traffic signals and connecting them to the TMC			\$1,050,000
Major systems integration			\$200,000		Major systems integration			\$1,000,000
Asset management data collection			\$268,500		Asset management data collection			\$1,074,000
TOTAL	16.00	\$3,896,918	\$1,425,492		TOTAL	21.50	\$9,092,714	\$105,511,572

Assumptions - Low Estimate	Assumptions - High Estimate
<ul style="list-style-type: none"> o AACP major arterial paving commensurate with what occurs elsewhere in the city. North Highline street conditions decline, as elsewhere in Seattle. 	<ul style="list-style-type: none"> o Addressing North Highline's estimated \$100 million backlog of paving needs is accounted for as a one-time expenditure. The one-time costs are based on the the \$77 million in major paving needs (\$39 million arterial, \$37 million non-arterial and \$1 million for sidewalks) identified from the pavement management data King County provided in 2011. The figures have been adjusted to 2014 dollars based on inflation and the rate at which arterial deferred maintenance has accumulated here in Seattle, arriving at the current deferred maintenance estimate of \$100 million. This analysis relies on the King County pavement management data and assumes that the County and North Highline are experiencing pavement deterioration similar to Seattle.
<ul style="list-style-type: none"> o The \$1.05M additional annual CIP expenditure for AAC Program, Arterial Major Maintenance, Non-arterial Resurfacing, and Sidewalk Repair would allow some limited paving on arterial streets in North Highline and little or no paving on non-arterials. This level of service is as is provided elsewhere in the city. The condition of North Highline streets would continue to decline from the 2011 Pavement Condition Index (PCI) average of 37.4 (according to King County data), which is already well below the 2010 Seattle arterial average of 68.8. 	<ul style="list-style-type: none"> o Beyond the backlog of paving needs, an annual paving investment of \$5.51 million (\$2.43 million arterial, \$2.87 million non-arterial and \$0.2 million sidewalk) would stabilize the condition of the North Highline streets, putting them on a regular maintenance cycle. This scenario would stabilize or slowly move existing North Highline streets and sidewalks toward a condition level closer to other parts of Seattle, although a large deferred maintenance backlog would persist. It should also be clear to decision makers that even the high range scenario presented here lacks funds to improve streets to modern standards by developing new sidewalks, curbs, drainage systems, etc. These estimates are based upon maintaining streets in their current configuration.
<ul style="list-style-type: none"> o Additional assets will drive the need for two additional Civil Engineering Specialist Associates to handle the incremental street permitting/inspection work. One time cost is for two new vehicles. 	<ul style="list-style-type: none"> o Additional assets will drive the need for two additional Civil Engineering Specialist Associates to handle the incremental street permitting/inspection work. One time cost is for two new vehicles.
<ul style="list-style-type: none"> o Bike/Ped Master Plan capital costs assume there would be some limited sidewalk repairs and very limited new sidewalk construction. 	<ul style="list-style-type: none"> o Two new signals are warranted but would be constructed as prioritized with other warranted locations in Seattle. o Bike/Ped Master Plan capital costs assume some new additional sidewalk construction.
<ul style="list-style-type: none"> o Stairway inspection and maintenance based on site drive-bys, as no inventory exists. 	<ul style="list-style-type: none"> o Stairway inspection and maintenance based on site drive-bys, as no inventory exists.

<p>o Urban forestry staff will add a 1.0 FTE lead tree trimmer and a 1.0 FTE tree trimmer to provide direct tree maintenance to address public safety and work to bring condition of existing street trees into parity with City. When that's achieved, SDOT will be able to plant, water and establish, maintain landscape and respond to storm emergencies. Costs include a pick-up truck, chipper truck, tools and equipment.</p>	<p>o An additional 1.0 FTE tree trimmer and an aerial lift truck is added to the crew.</p>
<p>o Four to five annexed Community/Regional Business Centers in the area would be added to the list of future Community Parking and Access Program. This level of investment would allow SDOT to address these areas over a significant length of time since current level of staffing only allows two to three areas city-wide to be worked on annually.</p>	<p>o Would allow all annexed Community/Regional Business Centers in the area would be addressed by the Community Parking and Access Program within approximately one year. This would include adding a limited term 0.5 FTE Sr. Transportation Planner position within SDOT to manage the increased workload within the program. Work in each area would include:</p> <ul style="list-style-type: none"> - On-street parking (including commercial load/unload) assessment to identify need for increased parking controls. - Intercept survey to better understand how people travel to these commercial areas - Public outreach materials translated in several languages and several community meetings - New parking management signs consistent with City standards (it assumes no pay stations)
<p>o At the current time King County only knows of one potential CTR affected employer in the White Center area (DSHS). Managing worksite CTR compliance could be absorbed by current staff; however, on-going resources for survey, promotion of alternative modes, assistance with CTR Program implementation would be required. Neither estimate includes up to \$10,000 for each additional employer for survey, promotion of alternative modes, assistance with CTR Program implementation.</p>	<p>o In addition to the one potential CTR affected employer within this annexation area, there may be other CTR-affected sites in the area that have not been formally identified. CTR affected sites are required to conduct a baseline survey and develop a program to reduce Drive alone trips. The high estimate includes one-time funding to perform an analysis to determine if there are unidentified CTR affected sites within the annexation area. Neither estimate includes up to \$10,000 for each additional employer, if identified, for survey, promotion of alternative modes, assistance with CTR Program implementation.</p>

o Update each City-wide transportation plan (Transportation Strategic Plan, Transit, Bicycle, Pedestrian and Freight) to include Area Y. Assumption is that this would cost \$30,000 per plan. This work includes planning analysis, community engagement, advisory board review, and Council adoption. The previous estimate for this work was \$20,000 per plan - since that time, staff have increased information about the level of effort needed for plan updates.

o This funding would allow SDOT to complete an integrated Subarea Transportation Plan for the annexation area. The Subarea plan effort would also allow SDOT to update the City transportation plans identified in the low alternative. This work includes planning analysis, community engagement, advisory board review, and Council adoption at a more detailed and in-depth level than updating the City-wide plans alone (note - this planning estimate does not include any additional analysis or engagement work necessary to update the City's Comprehensive Plan. DPD is the lead for updating of the Comprehensive Plan).

o Interconnect traffic signals and connecting them to the Traffic Management Center.

o Integrate major systems.

o Asset management data collection.

Assumptions Applicable to Both Low and High Estimates

- o Annexation will add approximately 118 lane-miles of street pavement and 286 block-face equivalents of sidewalks to SDOT's system. This represents a 3% increase in street system size, based on Seattle's current 3,946 lane-mile street pavement network.
- o The majority of the CIP work would be contracted.
- o Inspect and maintain an estimated 52 retaining walls annually, based on KC identification of the linear feet. KC information did not document the condition of the retaining walls, so current SDOT average applied.

- o Routine street maintenance calculated as a 3% increase in the street system size.
- o One-time cost to integrate 118 lane-miles of roadway into SDOT's existing database. Ongoing tri-yearly condition rating surveys are assumed to be nominal, commensurate with 3% increase of annexation assets.
- o Street-use estimate based on the size of the geographic area.
- o Traffic signal maintenance assumes adding 18 signals and 16 flashing beacons to our inventory that have been regularly maintained in the City inventory. One-time costs include changing signals to LED, adding signal inventory data to SDOT's system, and equipment.
- o Support temporary traffic control for construction and special event traffic planning, respond to customer requests for curb-space change, no new parking meters or pay stations assumed.
- o Commercial vehicle and permitting calculated on 3% increase in current budget.
- o Traffic operations add will maintain signs and markings, neighborhood traffic control, safety improvements, and crash cushions/guardrails.
- o Traffic data and records costs will update and maintain collision and traffic data in the area.
- o Area Y transportation network will be added to the City Travel Demand Model.
- o No costs are assumed for the South Park Bridge or adjacent property.
- o One-time funding for SDOT to work with PSRC to ensure regional models include appropriate level of transportation network information to be consistent with other areas of Seattle. Transportation model information is used for environmental analysis of individual transportation projects, planning studies and updates of the Comprehensive Plan and other transportation plans. It is also used by consultants working for developers and partner transportation agencies.